



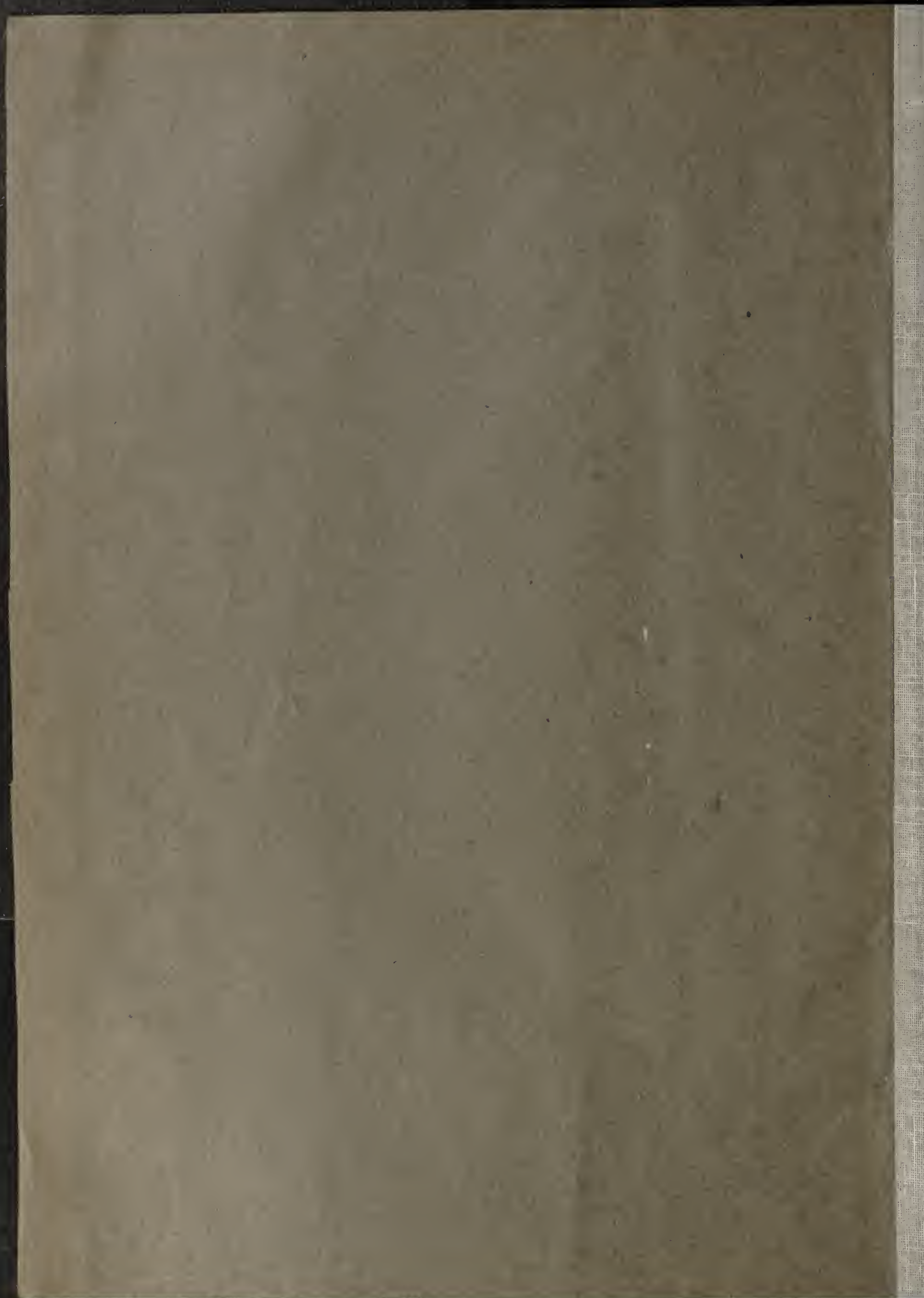


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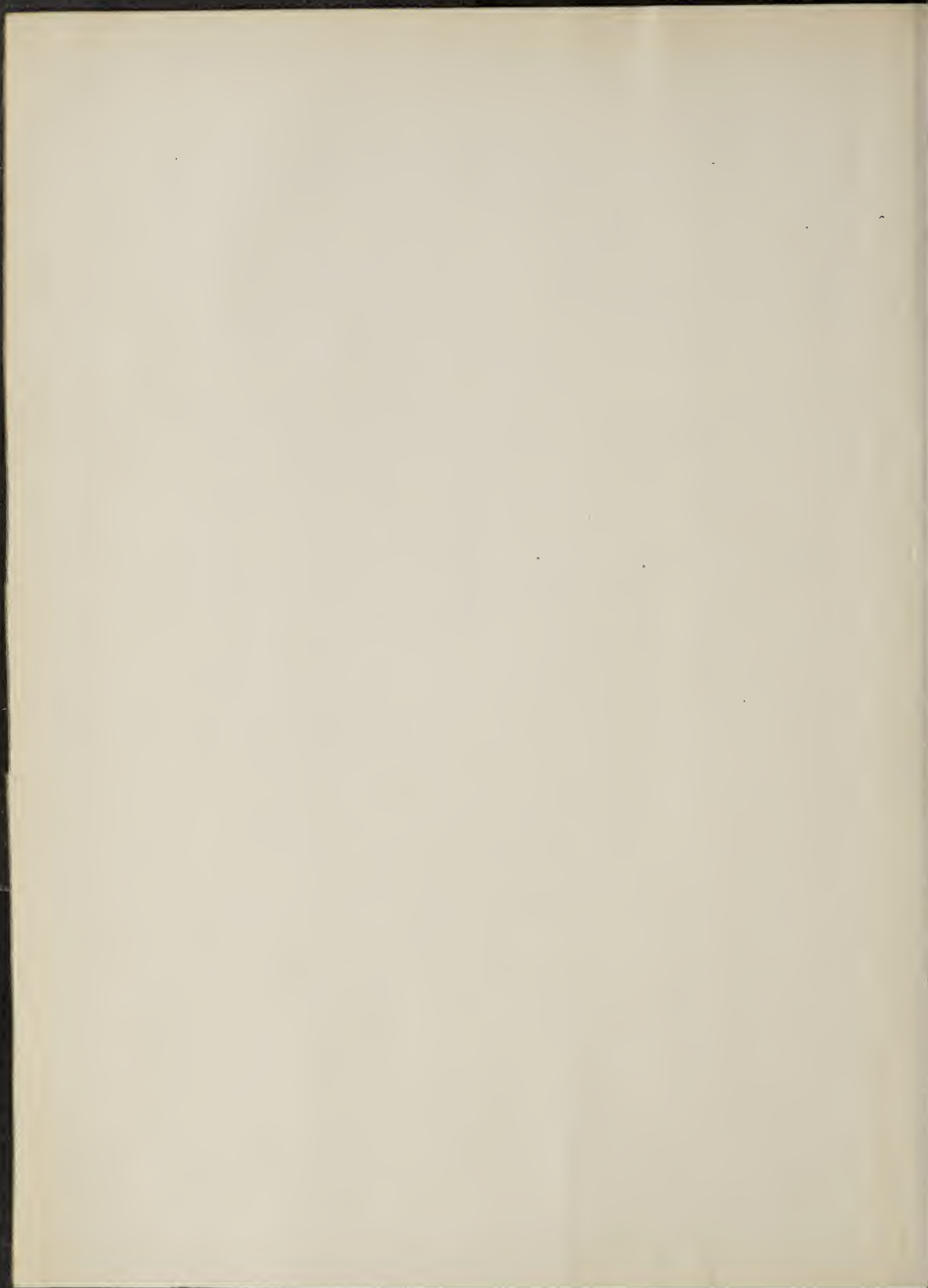












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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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JANUARY 5, 1926

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No. 1

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

Commissioners

HENRY L. CONNELL

JOSEPH FLANAGAN

JOHN GUILFOYLE

CHIEF JOHN KENLON

JAMES O'CONNOR, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—Worth 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, December 29, 1925, at 10 a. m.

Minutes of Regular Meeting, December 29, 1925, at 2 p. m.

Rules.

Reserve Calendar.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

JAN 14 1926

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 5, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 12, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending December 31, 1925.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
1350-25-BZ.....	B.B.Bx.	.2262 Valentine ave., Bx. Alt. 747-1925.
1349-25-A.....	F.D.	....350 Keap st., Bklyn. LC-99658.
1348-25-A.....	F.D.	....370 W. 31st st., Man. LC-31842.
1347-25-S.....	B.B.M.	.233-235 W. 35th st., Man. Viol. 5035-1925.
1346-25-SA.....	F.D.	....Palmer Gravity Lock. Appliance.
1345-25-SA.....	F.D.	....Safe Fire Oil Burner Appliance.
1344-25-BZ.....	B.B.B.	..West side 12th st., 100 ft. south of Ave. W, Bklyn. Applic. 21446-1925.
1343-25-A.....	B.B.B	...285-289 Vernon ave., Bklyn. Viol. 6854-1925.
1342-25-S.....	F.D.	....South side Grand st., 460 ft. west of Garrison ave, Mas- peth, Q. LD-78886.
1341-25-A.....	FD.	....521-529 E. 79th st., Man. N. B. 444-1925.
1340-25-S.....	F.D.	....47-65 Stewart ave., Bklyn. LD-87099.
1339-25-A.....	F.D.	....47-65 Stewart ave., Bklyn. F-87098.
1338-25-A.....	F.D.	....149 N. 4th st., Bklyn. Alt. 1509-1925.
1337-25-A.....	F.D.	....1720 Grand ave, Bronx LC-31830.
1336-25-A.....	F.D.	....297 Fulton st., Bklyn. LC-98809.
1335-25-BZ.....	B.B.Bx.	.915 Westchester ave., Bronx N. B. 2949-1925.
1334-25-BZ.....	B.B.M.	.136-138 W. 4th st., Man. Alt. 2743-1925.
1333-25-S.....	F.D.	....469 Broome st., Man. LD-87648.
1332-25-S.....	F.D.	....117-121 Prince st., Man. LD-84987.
1331-25-S.....	F.D.	....17 W. 27th st., Man. LD-87549.
<i>Restored to Calendar.</i>		
500-24-S.....	F.D.	....26-28 W. 35th st., Man. LD-56246.

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brooklyn
B.B.M.	.....Bureau of Buildings, Manhattan
B.B.Q.	.....Bureau of Buildings, Queens
B.B.R.	.....Bureau of Buildings, Richmond
B.B.Bx.	.....Bureau of Buildings, Bronx
T.H.D.	.....Tenement House Department

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 5, 1926, at 2 p. m.*

605-25-BZ.	APPLICANT—Alfred J. Boulton, for Hyman Kornreich, owner.
PREMISES—	Southeast corner of Dahill road and Ditmas avenue, Brooklyn.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above.
852-25-BZ.	APPLICANT—Magnuson & Kleinert, for J. Michaels, Inc., owner.
PREMISES—	322 Warren street, Brooklyn.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the erection and maintenance of a building for business purposes.
970-25-BZ.	APPLICANT—Henry J. Nurick, for Herman Weinberg, owner.
PREMISES—	803-811 DeKalb avenue, Brooklyn.
APPLICATION,	under section 7-e of the building zone resolution,
TO PERMIT	in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles.
1011-25-BZ.	APPLICANT—Henry J. Nurick, for Cobrink Furniture Co., lessee.
PREMISES—	339 Eighth street, Brooklyn.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the conversion of occupancy of a building used as a church to a warehouse.
1015-25-BZ.	APPLICANT—Robert Teichman, for The 138 West 99th Street Corp., owner.
PREMISES—	136-142 West 99th street, Manhattan.
APPLICATION,	under section 7-e of the building zone resolution,
TO PERMIT	in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
1022-25-BZ.	APPLICANT—Daniel Luftman, owner.
PREMISES—	72 East 108th street, Manhattan.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the use as a restaurant of the basement floor of a building.
991-25-BZ.	APPLICANT—William F. Doyle, for Fordham Triangle Realty Company, owner.
PREMISES—	East side Jerome avenue, 50 feet north of 200th street, The Bronx.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
1041-25-BZ.	APPLICANT—William F. Doyle, for Dr. Morris J. Levine, owner.



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## CALENDAR

PREMISES—178-184 Scholes street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles.

1094-25-BZ.

APPLICANT—William F. Doyle, for Joseph Golding, owner.

PREMISES—1178-1188 Madison avenue and 16-18 East 87th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a  $1\frac{1}{2}$  times height district the erection of the street walls of a building to a height exceeding the limit set by the zone resolution.

### APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 5, 1926, at 10 a. m.*

1537-24-A—1879-1883 Cedar avenue, rear, The Bronx.

857-25-A—520-524 West 41st street, Manhattan.

584-25-A—46-52 Columbia street, Brooklyn.

889-25-A—South side of Dry Harbor road and L. I. R. R., Glendale, Borough of Queens.

583-25-A—151-65 Kent avenue, Brooklyn.

584-22-A—46 East 14th street and 49 East 13th street, Manhattan.

189-24-A—680 Morgan avenue, Brooklyn.

158-25-A—150 Beach 116th street, Rockaway Park, Borough of Queens.

169-25-A—533-537 West 48th street, Manhattan.

280-25-A—163 Sixth avenue, Manhattan.

281-25-A—165 Sixth avenue, Manhattan.

282-25-A—167 Sixth avenue, Manhattan.

283-25-A—171-173 Sixth avenue, Manhattan.

295-25-A—533-537 West 48th street, Manhattan.

300-25-A—543 Broadway and 114 Mercer street, Manhattan.

995-25-A—785 East 135th street, The Bronx.

968-25-A—Southwest corner of Second avenue (14th road) and 9th street (118th street), College Point, Borough of Queens.

### BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 5, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1522-24-BZ—Application, November 24, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hugo Seidenberg, owner, to permit in a residence district the maintenance of a building used for store purposes on the 1st story (previously withdrawn); premises 129-02 Newport avenue, Belle Harbor, Borough of Queens.

CAL. NO. 948-25-BZ—Application, September 15, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of David Tishman, owner, to permit in a  $1\frac{1}{2}$  times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution; premises 101-105 East 83rd street and 981-983 Park avenue, Manhattan.

CAL. NO. 950-25-BZ—Application, September 15, 1925, under section 7-b of the building zone resolution, of C. A. Sandblom, architect, on behalf of Weingarten Construction Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a motion picture theatre; premises 464-486 New Lots avenue, Brooklyn.

CAL. NO. 974-25-BZ—Application, September 19, 1925, under section 7-c of the building zone resolution, of Eric O. Holmgren, applicant, on behalf of Cripple Bush Realty Corporation, owner, to permit the extension of a proposed building to be used for stores and also as a moving picture theatre from a business district into a residence district; premises south side of Broadway, 203 feet west of Forrest avenue, Little Neck, Borough of Queens.

CAL. NO. 976-25-BZ—Application, September 21, 1925, under sections 7-a, 7-b and 7-e of the building zone resolution, of William F. Doyle, applicant, on behalf of Harry Strolowitz, owner, to permit in a residence district the erection of an additional story to an existing garage for the storage of more than five (5) motor vehicles; premises 2094-2104 Union street, Brooklyn.

CAL. NO. 1017-25-BZ—Application, October 3, 1925, under section 21 of the building zone resolution, of Hyman Kaplan, applicant, on behalf of Wolcott Holding Corporation, owner, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles; premises 725-733 McDougal street, Brooklyn.

CAL. NO. 1051-25-BZ—Application, October 15, 1925, under section 21 of the building zone resolution, of Henry S. Churchill and Charles B. Meyers, architects, on behalf of Leo H. Wise, owner, to permit in a  $1\frac{1}{2}$  times height district the erection of the street wall of a portion of a building to a height in excess of the limitation imposed by the building zone resolution; premises 28-32 East 63rd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

### PETITIONS FOR VARIATIONS.

*Tuesday, January 5, 1926, at 2 p. m.*

365-25-S—2139 Third avenue, Manhattan.

456-25-S—320-330 Van Buren street, Brooklyn.

489-25-S—686-688 Lexington avenue, Manhattan.

775-25-S—501 Seventh avenue, Manhattan.

856-25-S—1968 Prospect avenue, rear, The Bronx.

862-25-S—197-199-201 Greene street, Manhattan.

878-25-S—1410-1412 Broadway, Manhattan.

885-25-S—570-576 Seventh avenue, Manhattan.

809-25-S—29 West 50th street, Manhattan.

521-25-S—46-52 Columbia street, Brooklyn.

460-25-S—3291 Third avenue, The Bronx.

659-25-S—135-139 West 36th street and 122-126 West 37th street, Manhattan.

860-25-S—13-19 University place and 32-34 East 8th street, Manhattan.

899-25-S—121-123 Greene street, Manhattan.

911-25-S—232 Madison avenue and 15-17 East 37th street, Manhattan.

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# CALENDAR

## APPLIANCES SUBMITTED FOR APPROVAL.

- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
887-25-SA—Moussette Oil Burner, approval of.  
940-25-SA—Dogerty Gas Oil Burner, approval of.  
1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.  
1060-25-SA—Rotary Pressure Pump, approval of.

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 12, 1926, at 2 p. m.*

808-25-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

PREMISES—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

1120-25-BZ.

APPLICANT—John J. Dunnigan, for Folpad Realty Corp., owner.

PREMISES—Southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

1157-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Corp., owner.

PREMISES—306-308 West 38th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

755-25-BZ.

APPLICANT—Max Cohn, for Aniello Nappi, owner.

PREMISES—870-872 Metropolitan avenue, Brooklyn.

APPLICATION, under section 7-g of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building used for the storage of barrels, to a garage for the storage of more than five (5) motor vehicles.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 12, 1926, at 10 a. m.*

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

435-25-A—151 West 21st street, Manhattan.

600-25-A—2094 Second avenue, Manhattan.

616-25-A—656 Montrose avenue, Brooklyn.

735-25-A—Northwest corner of 84th street and 102nd avenue, Woodhaven, Borough of Queens.

922-25-A—36-48 Flatbush avenue extension, Brooklyn.

1007-25-A—72-78 Walworth street, Brooklyn.

1009-25-A—2146 Hughes avenue, The Bronx.

1031-25-A—Sheepshead Bay, opposite Dooley street, 125 ft from shore, Manhattan Beach, Brooklyn.

792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.

377-25-A—18-32 Grand avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 12, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 182-23-BZ—Application, July 28, 1925, under section 7b of the building zone resolution, of George A. McWilliams, applicant, on behalf of McWilliams Realty Co., Inc., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of five (5) pleasure motor vehicles (previously dismissed for lack of prosecution); premises 1240 Castleton avenue, West New Brighton, Richmond.

CAL. NO. 820-25-BZ—Application, August 10, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes; premises 1714-26 Kings highway, southwest corner of East 18th street, Brooklyn.

CAL. NO. 1021-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Daniel F. Devaney, owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises east side of Coney Island avenue, 315 feet south of Avenue N, Brooklyn.

CAL. NO. 367-25-BZ—Application, April 3, 1925, under section 7-e of the building zone resolution, of William F. Doyle, applicant, on behalf of Greenspec Homes Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1486-1496 Coney Island avenue, Brooklyn.

CAL. NO. 782-25-BZ—Application, July 29, 1925, under section 21 of the building zone resolution, of Henry J. Nurick, architect and engineer, on behalf of Ella Seiderman, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 487-495 Utica avenue, Brooklyn.

CAL. NO. 816-25-BZ—Application, August 10, 1925, under section 21 of the building zone resolution, of Jacob Lubroth, architect, on behalf of Edward Waldman, owner, to permit in a business district the erection and maintenance of a gasoline selling station premises 1551-1555 Coney Island avenue, Brooklyn.



# CALENDAR

CAL. NO. 838-25-BZ—Application, August 18, 1925, under sections 21 and 7-e of the building zone resolution, of Jacob Lubroth, architect, on behalf of Bath Beach Garage and Machine Co., owner, to permit in a business district the extension of an existing garage for the storage of more than five (5) motor vehicles; premises 1901-1911 Cropsey avenue, Brooklyn.

CAL. NO. 1052-25-BZ—Application, October 16, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Herman Lieberman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 56-58 Kosciuszko street, Brooklyn.

CAL. NO. 67-25-BZ—Application, January 16, 1925, under sections 7-a and 21 of the building zone resolution, of William J. Russell, architect, on behalf of Thomas C. Corvan, owner, to permit in a business district the maintenance of a motor vehicle repair shop throughout the entire building; premises 127-129 West 53rd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, January 12, 1926, at 2 p. m.*

573-25-S—249-251 Plymouth street, Brooklyn.

574-25-S—249-251 Plymouth street, Brooklyn.

591-25-S—205-207 East 117th street, Manhattan.

712-25-S—North side of East 29th street, 240 ft. east of Madison avenue, Manhattan.

1002-25-S—630 Sixth avenue, Manhattan.

1019-25-S—257-267 West 39th street, Manhattan.

1020-25-S—87-97 Van Dyke street, Brooklyn.

1043-25-S—131 West 21st street, Manhattan.

1055-25-S—40-42 Elizabeth street, Manhattan.

1056-25-S—237 DeKalb avenue, Brooklyn.

1065-25-S—39-41 Eldridge street, Manhattan.

1078-25-S—62-72 West 47th street, Manhattan.

1082-25-S—64-70 West 48th street, Manhattan.

1084-25-S—109-115 West End avenue, Manhattan.

1085-25-S—404-408 East 49th street, Manhattan.

1091-25-S—9 North Moore street, Manhattan.

198-25-S—566-568 Seventh avenue, Manhattan.

18-24-S—14-16 East 38th street, Manhattan.

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

650-25-S—18 East 23rd street, Manhattan.

870-25-S—495 West Broadway, Manhattan.

880-25-S—254-258 West 35th street, Manhattan.

914-25-S—33 Keap street, Brooklyn.

1069-25-S—255-259 West 26th street and 322-326 Eighth avenue, Manhattan.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 19, 1926, at 10 a. m.*

1034-25-A—404 West 43rd street, Manhattan.

1063-25-A—1462-1470 Broadway, Manhattan.

1080-25-A—149-63 Pioneer street and 144-158 King street, Brooklyn.

1081-25-A—111-19 North 3rd street, Brooklyn.

1087-25-A—40 East 21st street, Manhattan.

1092-25-A—1261 76th street, Brooklyn.

350-25-A—637 Broadway, Manhattan.

388-25-A—641 Broadway, Manhattan.

619-25-A—1470 Pitkin avenue, Brooklyn.

894-25-A—192 Flatbush avenue extension and 137 Duffield street, Brooklyn.

843-25-A—4568-4570-4572 White Plains road, The Bronx.

278-25-A—280 Broadway, Manhattan.

989-25-A—280-284 Park avenue, Brooklyn.

969-25-A—24 Myrtle avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 19, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooey and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.

CAL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

CAL. NO. 965-25-BZ—Application, September 17, 1925, under section 21 of the building zone resolution, of Angelo Justo, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 758 East 213th street, The Bronx.

CAL. NO. 1004-25-BZ—Application, October 1, 1925, under section 21 of the building zone resolution, of C. N. Whinston and Bro., architects, on behalf of Mah Realty Hold-



# CALENDAR

ing Corp., owner, to permit in a residence district the change of occupancy of the first story of an existing apartment building from dwelling use to stores; premises 2399 Grand concourse, The Bronx.

CAL. NO. 1042-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Lassinsky, owner, to permit in a business district the erection and maintenance of a building to be used as a factory; premises northeast corner of Pennsylvania avenue and Pitkin avenue, Brooklyn.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 423-25-BZ—Application, April 20, 1925, under the building zone resolution, of Samuel Schlau, applicant, on behalf of Isabel Burger, owner, to permit in an "F" area district the erection of a building, the area of which is in excess of that permitted in such district; premises 123-02 and 123-08 Rockaway Beach boulevard, Rockaway Park, Borough of Queens.

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, January 19, 1926, at 2 p. m.*

576-25-S—161 Bowery, Manhattan.  
787-25-S—6-8 East 46th street, Manhattan.  
821-25-S—247-255 West 38th street, Manhattan.  
864-25-S—236-242 West 26th street, Manhattan.  
946-25-S—326-334 Fifth avenue, Manhattan.  
913-25-S—1424-1444 Broadway, Manhattan.  
916-25-S—36-48 Flatbush avenue extension, Brooklyn.  
917-25-S—36-48 Flatbush avenue extension, Brooklyn.  
918-25-S—30-32 East 21st street, Manhattan.

919-25-S—531 West 51st street, Manhattan.  
921-25-S—546-548 West 52nd street, Manhattan.  
947-25-S—422-424 East 4th street, Manhattan.  
967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.  
990-25-S—280-284 Park avenue, Brooklyn.  
1029-25-S—20-24 North Moore street, Manhattan.  
664-25-S—240-246 West 35th street, Manhattan.  
476-25-S—4077-4085 Park avenue, The Bronx.  
498-25-S—533-537 West 48th street, Manhattan.  
902-25-S—355 Adams street, Brooklyn.  
734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.  
500-24-S—26-28 West 35th street, Manhattan.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 10 a. m.*

1033-25-A—177-183 East 123rd street, Manhattan.  
1047-25-A—150 Broadway, Manhattan.  
1112-25-A—83-101 North Third street, Brooklyn.  
424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.  
941-25-A—422-430 East 53rd street, Manhattan.  
524-25-A—134 West 23rd street, Manhattan.  
525-25-A—146 West 23rd street, Manhattan.  
526-25-A—153 West 21st street, Manhattan.  
692-25-A—2152 Metropolitan avenue, Middle Village, Borough of Queens.  
507-25-A—60 Grand street, Manhattan.  
508-25-A—64 Grand street, Manhattan.  
715-25-A—237 Central avenue, Far Rockaway, Borough of Queens.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 2 p. m.*

721-25-A—60-62 West 116th street and 75-79 West 115th street, Manhattan.  
812-25-A—Southeast corner of Hobson avenue, at intersection of L. I. R. R., Laurel Hill, Borough of Queens.  
832-25-A—226 East 144th street, The Bronx.  
905-25-A—288 Cooper street and 307-315 Moffat street, Brooklyn.  
959-25-A—36-48 Flatbush avenue extension, Brooklyn.  
966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.  
1025-25-A—21532-42 Jericho turnpike, Queens Village, Borough of Queens.  
1093-25-A—East side of Outlet street at Oakwood Beach, Richmond.  
1100-25-A—9 North Moore street, Manhattan.

## PETITIONS FOR VARIATION.

*Tuesday, February 2, 1926, at 2 p. m.*

691-25-S—119-121 West 23rd street, Manhattan.  
833-25-S—226 East 144th street, The Bronx.  
988-25-S—385 Madison avenue, Manhattan.  
992-25-S—14-20 Centre street, Brooklyn.  
1095-25-S—142 West 23rd street, Manhattan.



# CALENDAR

1103-25-S—14-16 East 38th street, Manhattan.

1108-25-S—160-162 Berry street, Brooklyn.

1110-25-S—602 Madison avenue, Manhattan.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## APPLIANCE SUBMITTED FOR APPROVAL.

951-25-SA—Sword Automatic Oil Burner, approval of.

## BUILDING ZONE APPLICATION.

*Tuesday, February 16, 1926, at 10 a. m.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, DECEMBER 29, 1925.

Present: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, December 22, 1925, and the minutes of the regular meeting, held on Tuesday afternoon, December 22, 1925, were approved as printed in the Bulletin, No. 50, Vol. 10.

### PETITIONS FOR VARIATIONS.

734-25-S.

PETITIONER—Buchman & Kahn, for Siden Building Company, Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.

APPEARANCES—

For Petitioner: Chas. W. Froessel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to January 19, 1926, at 2 p. m.

265-25-S.

PETITIONER—Abraham J. Halprin, for Dian Building Corporation, owner.

SUBJECT—Request for reopening—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—233-235 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: A. J. Halprin.

ACTION OF BOARD—Petition laid over to January 5, 1925, at 2 p. m., on request of petitioner.

500-24-S.

PETITIONER—James J. Gavigan, for The Bedell Company, owner.

SUBJECT—Application for reopening—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—26-28 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing January 19, 1926, at 2 p. m.

### THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

706-25-S.

PETITIONER—R. Hoe & Co., Inc., owner.

PREMISES AFFECTED—512-520 Grand street, Manhattan.

APPEARANCES—

For Petitioner: Claud W. Carlstrom and George Finckh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

728-25-S.

PETITIONER—J. L. Hernon, for Mary U. Hoffman, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—48 West 22nd street, Manhattan.

APPEARANCES—

For Petitioner: J. L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

### THE RESOLUTION:

(728-25-S)

WHEREAS, J. L. Hernon, for Mary U. Hoffman, owner, filed, July 9, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 48 West 22nd street, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated June 30, 1925, reads (Order No. 81574-LD):

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that the same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of the Labor Law, Section 271.

Among the defects noted on this fire escape are the following:

"(d) No stairway from lowest balcony to ground.

"(e) No safe passageway to the street from the termination.";

and

WHEREAS, the building is non-fireproof, six stories in height, 23 ft. by 98 ft. 9 in. in area at 1st story and 23 ft. by 88 ft. 9 in. in area above. OCCUPIED: 1st story, store; 2nd story and 3rd story, vacant; 4th story, manufacturing suits, 3 persons; 5th story, vacant; 6th story, manufacturing suits, 10 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in metal lath and cement plaster partitions on wood studs with fire doors at openings; an iron ladder to roof scuttle; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the roof of 1st story extension; with EGRESS from roof of 1st story extension by means of iron steps to the 2nd story fire escape balcony on building adjoining at south; ROOFS of adjoining buildings one story lower at east, three stories lower at west; and

WHEREAS, the petitioner claims that it would ruin the rental value of store space if forced to comply with the fire department order with regard to egress from termination of rear fire escapes; he proposes to directly connect the 2nd story balcony of rear fire escapes to the 2nd story fire escape balcony of the premises adjoining at south by a new section of balcony in lieu of complying with the order.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the fire escape and passageway, *on condition* that an approved fire escape be maintained on the rear of the building from the roof to balcony over 1st story extension, with egress therefrom by means of iron steps to adjoining extension roof to the east connecting with the iron balcony fire escape to the rear, with egress through the adjoining premises to the rear on 21st street, and that the occupancy of the building shall not exceed the legal capacity of the interior stairs.

774-25-S.

PETITIONER—Henry S. Lion, for H. B. Rubin, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Henry S. Lion.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(774-25-S)

WHEREAS, Henry S. Lion, for H. B. Rubin, Inc., lessee, filed, July 27, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the

fire commissioner, affecting premises 501 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 7, 1925, reads (Order No. 82007-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, 98 ft. 9 in. by 244 ft. in area; OCCUPIED tenant factory, about 75 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; a fire tower at the north side of the building; and

WHEREAS, the petitioner, who occupies 2nd story, claims that all wood partitions referred to in order, except those enclosing the show room and office adjacent thereto, have been removed; he proposes to back up all remaining wood partitions which extend from floor to ceiling, with plaster blocks 3 in. in thickness.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the show room and single private office space on the 37th street front, approximately 19 ft. deep and 85 ft. in length, *on condition* that there shall be not less than two doorways from this space to the open loft, with direct egress to both stairways, and that the partition shall be backed up on the loft side with approved fireproof construction in accordance with the requirements of the building code; sprinkler heads to be so maintained as to cover all parts of the floor.

794-25-S.

PETITIONER—Buchman & Kahn, for 79 Madison Avenue Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—79-87 Madison avenue and 23-27 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(794-25-S)

WHEREAS, Buchman & Kahn, for 79 Madison Avenue Corp., owner, filed, August 3, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 79-87 Madison avenue and 23-27 East 28th street, Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 13, 1925, reads:

"10. All windows should conform with the requirements of Section 264 of Labor Law. No pane of glass may exceed 720 square inches in area.";

and

WHEREAS, the building is fireproof, 16 stories in height, 98 ft. 9 in. by 150 ft. in area; OCCUPIED as offices and 25 per cent of area used for manufacturing purposes; about 118 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; and

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# MINUTES

WHEREAS, the petitioner proposes to install  $\frac{1}{4}$  in. plate glass windows on Madison avenue and 28th street fronts, the maximum size on 1st story 9 ft. by 9 ft. 6 in.; on 2nd and 3rd stories 7 ft. by 8 ft.; and

WHEREAS, the petitioner claims by complying strictly with the labor law he would detract from the architectural appearance of the building, and requests the board to permit sizes of glass as proposed.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front of the three lower stories, *on condition* that all openings shall be equipped with approved metal frames and sash glazed with polished plate glass not less than  $\frac{1}{4}$  in. in thickness, and that the requirements of the labor law shall be complied with in all other respects.

426-25-S.

PETITIONER—Samuel Rosenblum, for Charles E. Weyand & Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—22-26 Howard street and 5-7 Crosby street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon .....

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(426-25-S)

WHEREAS, Samuel Rosenblum, for Charles E. Weyand & Co., Inc., owner, filed, April 21, 1925, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 22-6 Howard street and 5-7 Crosby street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 26, 1924, reads:

"Order No. 68670-LD—

"1. Remove the sub-standard fire escape on the Crosby Street side and on the Howard Street side of building or reconstruct same as per Section 274 of the Labor Law and Rule 3A, as amended by the Board of Standards and Appeals, May 9th, 1924. Among the defects noted on this fire escape are the following: Windows on course are not fireproof nor self-closing.

"2. Reduce the area of wire glass in partitions enclosing interior stairway on Howard Street side of building on all stories, so that no single pane of glass exceeds 360 square inches in area and not more than 720 square inches on any one story, as per Section 271 of the Labor Law and Rule 505 of the Industrial Code as amended by the Board of Standards and Appeals April 3, 1923."

and

WHEREAS, the building is non-fireproof, six stories in height, approximately 75 ft. 1 in. by 116 ft.  $1\frac{1}{2}$  in. in area; OCCUPIED as a factory building, 61 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm system. EXITS: An interior wooden stairway extending from entrance door to roof, enclosed in fireproof partitions which contain a wire glass sash light at each story, except the top story, also with fireproof sash doors at openings; a standard fire escape located in the north court, with egress to Crosby street; two sub-standard fire escapes located one on each street front; a horizontal exit on each

of the 2nd and 6th stories to No. 28 Howard street; ROOFS of adjoining buildings are six stories higher at east and 2 ft. lower at west; and

WHEREAS, the petitioner claims, relative to Item 1, that the sub-standard fire escapes are of substantial construction, conform to law except as to fireproof windows opening thereon, and being located on the two street fronts may serve a useful purpose; relative to Item 2, that the area of the wire glass light in stairhall partition on each story except the top story is only 1,716 sq. in.; that the total area of wire glass in stairhall enclosure averages 3,898 sq. in. on each story; that the building is provided with two legal means of exit in addition to the sub-standard fire escapes and horizontal exits; in view of the small occupancy and adequate exit facilities, he requests the board to accept the present exit conditions of the building as adequate without change.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the fire escapes in excess of other legal required exits, *on condition* that the sash of windows opening thereon shall be glazed with polished plate glass; that the building shall be equipped with an approved sprinkler and interior fire alarm system; and *granted*, as to Item No. 2, *on condition* that the transom in the existing door shall be not increased in area and shall be glazed with wire glass, and *granted* only so long as the premises are occupied and maintained in single tenancy.

557-25-S.

PETITIONER—Samuel Rosenblum, for Duman Textile Mills, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—464 Liberty avenue, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon .....

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(557-25-S)

WHEREAS, Samuel Rosenblum, for Duman Textile Mills, lessee, filed, May 29, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 464 Liberty avenue, Brooklyn; and

WHEREAS, the order of the fire commissioner reads:

"1. Arrange the iron bars on all windows on north, south, east and west sides of 1st story and basement so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of Labor Law."

and

WHEREAS, the building is non-fireproof, two stories and basement in height, 100 ft. by 85 ft. in area. OCCUPIED: Basement, wet finishing of cloth, 1 person; 1st story, manufacture of knit goods, 50 persons; 2nd story, manufacture of undergarments, 55 persons. EXITS: Three interior non-fireproof stairways, extending from the 1st story to top story; enclosed in wood board partitions with wooden doors at openings; a fire escape on the south side of the building having metal covered doors at openings therein, extending from the 2nd story to the courtyard, with



# MINUTES

EGRESS from the termination of the fire escape by means of court to street; and

WHEREAS, there are approximately 34 barred windows in the basement and approximately 36 barred windows on the 1st story, and petitioner contends that the windows in the basement are 6 ft. above the floor; and that there are ample means of exit provided, there being five in the 1st story, and contends that the bars are necessary as a protection against burglary, and proposes to select one or two windows on each front on the 1st story and arrange the bars to open outwardly to afford additional egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the basement and 1st story, on condition that existing high set openings in the basement shall be of the transom type for ventilating purposes and so maintained, the sills of which shall be not less than 6 ft. above the cellar level, and on further condition that a direct exit from the rear westerly end of the basement shall be provided direct to the Liberty avenue grade level, and granted, so far as it affects the 1st story, on condition that not less than the existing five direct doorway exits shall be maintained as indicated on the plans filed in this petition.

537-25-S.

PETITIONER—Samuel Rosenblum, for 105-107 Fulton Street Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—105-107 Fulton street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher, of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(537-25-S)

WHEREAS, Samuel Rosenblum, for 105-107 Fulton St. Co., Inc., owner, filed, May 23, 1925, a petition, with the board of standards and appeals for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 105-7 Fulton street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 17, 1924, reads:

"Extend the interior stairway at the south side of building to the roof, as per Section 271 of the Labor Law, said extension and the landings and passages connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 ft. above the roof, as per Sec. 271 and 272 of the Labor Law and Rule 2 of the Industrial Code.";

and

WHEREAS, the building is non-fireproof, six stories in height, 41 ft. by 118 ft. 1 in., irregular in area;; OCCUPIED as a factory building, principally by jewelers setting diamonds, about 25 persons to each story on an average; EQUIPPED with a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, except the southerly stairs, which extends to 6th story; enclosed in fireproof partitions with fire doors at openings; ROOFS of adjoining buildings at east 11 ft. lower, at west on same level; and

WHEREAS, the petitioner proposes to cut an exit doorway from the southerly stairway at 6th story through

the easterly side wall of the building, thereby giving egress to the roof of building at east; he claims the two buildings are under one control; that the exit facilities are excellent in that the building runs through the block from street to street, with an entrance on each street, and requests the board to accept the proposed exit doorway in lieu of extending the south stairs to the roof.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the stairway at the north end of the building shall be carried to the roof and that a horizontal exit from a platform of the 6th story landing on the easterly stairway shall be provided to the roof of the adjoining premises to the east, the platform to the horizontal exit shall be not less than 44 in. in width and that a fireproof self-closing door of not less than 44 in. in width shall be provided to open outwardly; granted only so long as the conditions as to occupancy and use otherwise remain unchanged.

550-25-S.

PETITIONER—Samuel Rosenblum, for R. A. Rutherford Co., Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225 Mercer street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(550-25-S)

WHEREAS, Samuel Rosenblum, for R. A. Rutherford Co., Inc., lessee, filed, May 27, 1925, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in order of fire commissioner, affecting premises 225 Mercer street, Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Arrange the fire escape on the front of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law.

"Among the defects noted on this fire escape are the following: Windows on course not fireproof, nor self-closing. No counterbalanced stairway from lowest balcony to ground.

"2. Extend the interior stairway at the north side of building to the roof, as per Section 271 of the Labor Law.

"3. Provide an additional means of exit from the cellar, said exit to be located at the front of the building remote from existing stairway in accordance with the provisions of Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories in height, 20 ft. by 45 ft. in area; OCCUPIED for the manufacture of office partitions, 13 persons in the entire premises. EXITS: An interior open wooden stairway, extending from the 1st story to the top story, with iron ladder to scuttle in roof; a 60 degree fire escape on the front of the building, having unprotected openings along the course thereof, extending from the 3rd story balcony to the 2nd story balcony, with EGRESS from the termination of the fire escape by means of a drop ladder in guides to the street; ROOFS



# MINUTES

of adjoining buildings to the north the same height, to the south one story higher; and

WHEREAS, petitioner contends that the building is occupied by one tenant, that it is small in height and area and that, in view of these circumstances and also the light occupancy, requests that the existing means of exit be accepted.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1, only so far as it affects the windows, *on condition* that a counterbalanced drop ladder in guides shall be provided; *granted*, as to Item No. 2, *on condition* that a fixed double rung iron ladder shall be provided from the top story loft to a scuttle in the roof; *granted*, as to Item No. 3, *on condition* that the cellar stairs shall be enclosed in fire resisting partitions with fireproof self-closing door at the cellar grade, and that an exit from the rear areaway shall be provided with steps to yard level, with egress through opening in fence to yard of adjoining premises on the south, and *on further condition* that the building shall be not increased in height, area or dimension and no open flame or heating apparatus shall be maintained in the basement and that an unobstructed passage shall be maintained throughout the cellar floor to the stairhall and rear exit.

693-25-S.

PETITIONER—Samuel Rosenblum, for Fairchild Aerial Camera Corp., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—270-276 West 38th street and 554-568 Eighth avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum and Ernest Robinson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(693-25-S)

WHEREAS, Samuel Rosenblum, for Fairchild Aerial Camera Corp., lessee, filed, July 3, 1925, a petition, with the board of standards and appeals for variation from the requirements of the labor law, as cited in order (No. 80641-LD) of the fire commissioner, affecting premises 270-276 West 38th street and 554-568 Eighth avenue, Manhattan; and

WHEREAS, the order of the fire commissioner (No. 80641-LD), dated June 23, 1925, reads:

"1. Remove all partitions not built of incombustible material, as per Section 263 and 270 of the Labor Law."; and

WHEREAS, the building is fireproof, 21 stories in height, 133 ft. 3 $\frac{5}{8}$  in. by 98 ft. 8 $\frac{3}{4}$  in. in area at the 1st story and 133 ft. 3 $\frac{5}{8}$  in. by 90 ft. 11 $\frac{3}{4}$  in. in area above; OCCUPIED as a tenant factory, about 120 persons on each story; and EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway, extending from the 1st story to the roof; enclosed in fireproof partitions with fireproof doors at openings; also a fire tower; ROOFS of adjoining buildings five (5) stories lower at east, building under construction at south; and

WHEREAS, the petitioner occupying the 20th story claims the offices are enclosed with 7 ft. dwarf sash partitions; the wood partitions enclosing the drafting room extend to the ceiling; that non-fireproof sash partitions sub-dividing the dark room are in turn completely enclosed with fire-

proof partitions; he further contends it would be a great hardship if compelled to remove such partitions, as they are a necessity to his business, and in view of the fire protection afforded in this building, he requests the board to permit the non-fireproof partitions to remain on the 20th story without change.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the partitions on the 20th story, *on condition* that the dwarf partition on the street front of the 38th street frontage shall not exceed a height of 7 ft., the occupancy to be maintained as individual executive offices, with direct egress to the corridor leading directly to the stairs; and *granted*, as to the drafting room partitions, *on condition* that an open, unobstructed passage shall be maintained from the front to the rear portion, providing thereby two means of egress to both interior stairs and fire tower; *granted*, as to the developing room partitions, *on condition* that these partitions shall be enclosed in an enclosure of fireproof construction, and that the developing booths shall be enclosed in fireproof enclosures, any openings therein to be equipped with fireproof self-closing doors, the developing booth section to be ventilated to the outer air by exhaust ventilator; *granted* only so long as the conditions as to occupancy and use remain unchanged.

688-25-S.

PETITIONER—Samuel Rosenblum, for Great Northern Garage, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—114-116 West 56th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

\* Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(688-25-S)

WHEREAS, Samuel Rosenblum, for William S. Linkert, lessee, filed, July 1, 1925, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 114-16 West 56th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"Provide an outside iron balcony fire escape on the rear of the building conforming to Sec. 273 of the Labor Law, except that exit door shall be a fire door, with substantial steps to the sills, properly secured, when sill is more than 8 inches above the floor level. Where there is no safe egress from the roof, a goose-neck ladder shall be provided from top balcony to the roof."; and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 95 ft. in area. OCCUPIED: 1st story, garage; 2nd story, manufacturing stationery and trunks, 45 persons. EXITS: An interior wooden stairway, extending from the 1st story to 2nd story, enclosed in non-fireproof partitions with wooden doors at openings; two wooden ladders to roof scuttles; ROOFS of adjoining buildings same level at east, four stories higher at west; and

WHEREAS, the petitioner proposes to enclose the interior stairs at 1st story with fire retarding partitions and fire doors; to provide a party-wall balcony at rear of 2nd story, connecting with the roof of adjoining 1st story extension at east; and files a copy of letter of consent, signed by



# MINUTES

the secretary of adjoining owner; he requests the board to accept the proposed work as sufficient compliance with fire department Order No. 77355-LD.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a balcony fire escape shall be provided throughout the entire rear of the 2nd story, with egress therefrom to adjoining premises to both east and west; that all openings on the course of the fire escape shall be made fireproof, with fireproof casement door and steps from each section on the 2nd story and that the balcony fire escape shall be provided on the under side with a metal flame sheet throughout and return on the front at least 36 in. high, the interior stairs in the 1st story to be enclosed in fire resisting material, with egress at the 1st story direct to street with self-closing fireproof door in accordance with the rules of the board of standards and appeals; and *granted* only so long as the conditions as to occupancy and use remain unchanged.

707-25-S.

PETITIONER—R. Hoe & Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—504-510 Grand street and 2-12 Sheriff street, Manhattan.

APPEARANCES—

For Petitioner: Claud W. Carlstrom and George Finckh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(707-25-S)

WHEREAS, Messrs. Gordon, Weed and Young, for R. Hoe & Company, Inc., owner, filed, July 3, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 504-510 Grand street and 2-12 Sheriff street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 25, 1923, reads (Order No. 50227-LD):

"1. Provide egress to the street from the stairway at the north side of Building "A" by means of a passageway enclosed in fire resisting material, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is of mill construction, six stories and basement in height, 50 ft. by 88 ft. in area at 1st story; OCCUPIED as a machine shop; about 30 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior iron stairway, extending from the 1st story to roof, enclosed in brick walls with fire doors at openings; a fire escape on the northeast side of the building, having fireproof openings along the course thereof, extending from roof to the yard; with EGRESS from the termination of the fire escape by means of yard to street; ROOFS of adjoining buildings 2 ft. lower at east, 23 ft. lower at north; and

WHEREAS, the petitioner claims, with regard to Item 1, that there is a distance of about 8 ft. from the bottom of the stairway to the inner courtyard which connects directly with the street; he requests the board to accept the existing condition.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an open door to the courtyard shall be

maintained not more than 5 ft. 2 in. from the termination of the stair platform at the basement level.

708-25-S.

PETITIONER—R. Hoe & Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—34-36 Sheriff street and 25-35 Columbia street, Manhattan.

APPEARANCES—

For Petitioner: Claud W. Carlstrom and George Finckh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(708-25-S)

WHEREAS, R. Hoe & Co., Inc., owner, filed, July 3, 1925, a petition for a variation of the requirements of the labor law, as cited in order of fire commissioner, affecting premises 34-36 Sheriff street and 25-35 Columbia street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 50093-LD, dated September 15, 1923, reads:

"1. Provide a fireproof floor for balconies of the exterior enclosed fireproof stairway, west end of building, all stories, as per Sec. 266 of the Labor Law.";

and

WHEREAS, the building is fireproof, six stories and basement in height, 200 ft. 3 in. by 45 ft. 8 in. and 114 ft. 3¼ in., irregular in area at the 1st story; OCCUPIED as a machine shop; about 65 persons on each story; EQUIPPED with a sprinkler system and fire alarm signal system. EXITS: An interior fireproof stairway extending from the 1st story to the roof, enclosed in brick walls with fire doors at the openings, two fire towers, one being located at the southwest corner of each wing of the building; ROOFS of adjoining buildings 34 ft. lower at the southeast and southwest; and

WHEREAS, the petitioner claims that the balconies are not of sufficient strength to sustain a 4 in. concrete flooring; that all of the windows and doors opening on and under the balconies are fireproof and self-closing.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the platform of the balcony leading to the fire tower of Exit 3, *on condition* that the floor of the balcony shall be of open lattice metal or concrete slab.

709-25-S.

PETITIONER—R. Hoe & Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—Block bounded by Grand, Sheriff, Broome and Columbia streets, Manhattan.

APPEARANCES—

For Petitioner: Claud W. Carlstrom and George Finckh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1



# MINUTES

## THE RESOLUTION:

(709-25-S)

WHEREAS, R. Hoe & Co., Inc., owner, filed, July 3, 1925, a petition for variation from the requirements of the labor law, as cited in order of fire commissioner, affecting premises block bounded by Grand, Sheriff, Broome and Columbia streets, Manhattan; and

WHEREAS, the order of the fire commissioner, 50226-LD and 50227-LD, reads:

"No. 50226-LD. (4) Provide adequate and safe means of egress from termination of exterior stairway to street."

"No. 50227-LD. (1) Provide egress to street from stairway at the north side of building "A" by means of passageway enclosed in fire resisting material.";

and  
WHEREAS, the premises consist of a plot of ground upon which is located the plant of R. Hoe & Co., Inc., Building "A" being on the corner of Grand and Sheriff streets; Building "C" being on the corner of Sheriff and Broome streets; the buildings being provided with exterior screened stairways, in addition to the interior enclosed fireproof stairway in Building "A" and horizontal exits in Building "C," the exterior stairways landing in an open yard with egress by gate 12 ft. 6 in. wide to Sheriff street, through a passageway 25 ft. long with a fireproof roof, heavy timbered floor and the passageways sprinklered; and

WHEREAS, it appears that under Cal. No. 248-24-S the board accepted this passageway from the inner court to the street as a means of egress, on condition that it should be sprinklered.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 50226 (4) and Order No. 50227 (1), *on condition* that an unobstructed passageway, sprinklered throughout, shall be maintained from every court, with direct egress to the street; and *granted* only so long as conditions as to occupancy and use remain substantially unchanged.

710-25-S.

PETITIONER—R. Hoe & Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Block bounded by Broome, Sheriff, Delancey and Columbia streets, Manhattan.

APPEARANCES—

For Petitioner: Claud W. Carlstrom and George Finckh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon .....

Negative .....

Absent: Commissioner Guilfoyle.....

THE RESOLUTION:

(710-25-S)

WHEREAS, R. Hoe & Company, owner, filed, July 3, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises on block bounded by Broome, Sheriff, Delancey and Columbia streets, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 15, 1923, reads (Order No. 50093-LD):

"4. Provide egress to the street from the stairway at the west side of the building by means of a passageway enclosed in fire resisting material, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is fireproof, six stories and basement in height, 200 ft. 3 in. by 45 ft. 8 in. and 114 ft. 3¼ in., irregular in area at 1st story; OCCUPIED as a machine shop; about 65 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in brick walls with fire doors at openings; two fire towers, located one at the southwest corner of each wing of the building; ROOFS of adjoining buildings 34 ft. lower at southeast and southwest; and

WHEREAS, the petitioner claims that the stairway in question leads to an inner court; that there is a passageway 12 ft. wide from said inner court to Sheriff street, the floor of which is of heavy mill construction, metal covered on underside; the enclosing partitions are of wood, metal covered.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 50093-LD, *on condition* that an unobstructed passageway, sprinklered throughout, shall be maintained from every court, with direct egress to the street; and *granted* only so long as conditions as to occupancy and use remain substantially unchanged.

767-25-S.

PETITIONER—Samuel Rosenblum, for Hup Realty Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—114-116 East 13th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon .....

Negative .....

Absent: Commissioner Guilfoyle.....

THE RESOLUTION:

(767-25-S)

WHEREAS, Samuel Rosenblum, for Hup Realty Company Inc., owner, filed, July 24, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 114-116 East 13th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 5, 1925, reads (Order No. 79414-LD):

"1. Arrange the exterior screened stairway on rear of building and the openings leading thereto so that same are in compliance with the provisions of Section 268 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law. See NOTE.

"Among the defects noted on this stairway are as follows:

"No fireproof passageway leading to the street from the termination.";

and

WHEREAS, the building is fireproof, 11 stories and pent house in height, 56 ft. by 92 ft. 10 in. in area; OCCUPIED as a tenant factory; about 25 persons on each story; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway extending from the 1st story to roof, enclosed in fireproof partitions, with fireproof doors at openings; an outside fireproof stairway on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 1st floor level, with no EGRESS from the termination of the same; ROOFS



# MINUTES

of adjoining buildings, eight stories lower at west; vacant lot at east; and

WHEREAS, the petitioner proposes to cut a doorway in east wall of adjoining building at 1st story rear, giving egress from termination of rear outside fireproof stairs through building No. 112 East 13th street, which is under the same ownership.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the rear fire escape, *on condition* that an iron balcony shall be provided at the 2nd story level for full width of fire escape, with bridge connecting to the premises at 113-117 Fourth avenue and extended to the roof of extension No. 111 East 12th street.

115-25-S.

PETITIONER—Julius Eckman, for Winco Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—54 West 57th street and 59 West 56th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(115-25-S)

WHEREAS, Julius Eckman, for Winco Realty Corporation, owner, filed, January 27, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 54 West 57th street and 59 West 56th street, Manhattan; and

WHEREAS, the orders of the fire commissioner, dated December 27, 1924, read:

"Order No. 70498-LD—

"1. Extend the interior stairway at the east side of 59 West 56th Street section of the building to the roof, as per Section 271 of the Labor Law.

"2. Arrange the fire escape on the south side of 54 West 57th Street section of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law.

"Among the defects noted on this fire escape are the following: No stairway from lowest balcony to the ground. No safe passageway to the street from the termination.

"3. Arrange the fire escape on the 59 West 56th Street section of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law.

"Among the defects noted on this fire escape are the following: No stairway from the top balcony to the roof. Windows on course not fireproof nor self-closing. No 60 degree stairway leading from 2nd to 3rd story. No balcony at 2nd story. No stairway from lowest balcony to ground. No safe passageway to the street from the termination."

"Order No. 70499-LD—

"1. Arrange the doors leading to the stairway on all stories upon which five or more persons are employed

so as to open outwardly without obstructing the stairway as per Section 271 of the Labor Law."

and

WHEREAS, the premises run through from 56th to 57th street and consist of two non-fireproof five-story buildings, each 25 ft. by 100 ft. in area; joined on the 1st story; the 56th street section being OCCUPIED: 1st story, beauty parlor, 10 persons; 2nd story, offices, 5 persons; upper stories, dwelling, 2 families on each story; the occupancy of the 57th street section, 1st story, beauty parlor, 10 persons; 2nd story, wig manufacturer, 18 persons; 3rd story, dressmaker, 20 persons; 4th story, offices, 15 persons. EXITS: 57th street section, an interior wooden stairway extending from the 1st story to the roof, enclosed in fire resisting partitions with fireproof doors at the openings; a fire escape on the rear of the building, with fireproof windows along the course thereof, extending from the main roof to fireproof roof of the 1st story. EXITS: 56th street section, an interior wooden stairway extending from the 1st story to the top story, enclosed in wood stud, lath and plaster partitions with wooden doors at the openings; a 60 degree fire escape with non-fireproof windows along the course thereof on the rear of the premises, extending from the top story to the roof of 2nd story extension, with gooseneck ladder to roof and also a gooseneck ladder to fireproof roof of 1st story extension, with EGRESS from the extension roof through buildings; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner proposes to provide a 60 degree iron stairway to counterbalanced scuttle in roof of the 56th street section of the premises and to provide a 60 degree iron stairway to roof in lieu of the existing gooseneck ladder in same building, and requests, otherwise, the acceptance of the existing means of egress.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 70498-LD, Item No. 1, *on condition* that a fixed double rung iron ladder shall be provided from the top story hall to a scuttle in the roof; *granted*, as to Item No. 2, only so far as it affects egress from the termination of the lowest balcony, *on condition* that a doorway shall be provided from the roof at the 2nd story level to the 57th street section, with fire resisting passageway provided in the 56th street section leading direct to a fire resisting stairway with exit direct to 56th street; *granted*, as to Item No. 3, *on condition* that a fire escape shall be provided on the rear of 56th street section with a 60 degree connecting stairs, with egress from termination on roof of 2nd story extension through 57th street or through fire resisting enclosed passageway leading direct to 56th street, *on condition* that the three (3) upper stories on the 56th street section shall be maintained for dwelling purposes only and that the windows on the 2nd story (industrial occupancy) shall be made fireproof; *granted* only so long as conditions as to occupancy and use remain unchanged; *denied* as to Order No. 70499.

755-23-S.

PETITIONER—Edward P. Doyle, for Minnie Borger, owner.

SUBJECT—Application for reopening—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—1022 East 178th street, The Bronx.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

## THE RESOLUTION:

(755-23-S)

WHEREAS, William Huenerberg, for Mrs. Minnie Borger, owner, filed, June 15, 1923, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in order of the superintendent of buildings, affecting premises 1022 East 178th street, The Bronx; and

WHEREAS, the order of the superintendent of buildings reads:

"1. Counterbalanced stairway must be provided from lower balcony of front fire escape to street level.

"2. If means of egress may be had to adjoining roofs interior stairway must extend to roof.

"3. Windows on course of fire escape must be fire-proof.";

and

WHEREAS, the building is of frame construction, three stories in height, 25 ft. by 75 ft. in area. EXITS: One interior stairway extending from 1st story to top story, with iron ladder to scuttle in roof; stairway unenclosed; no fire escapes. ROOFS to the east 1 story lower and to the west 5 ft. lower. OCCUPIED: Cellar, store room; 1st story, store room and work room; 2nd story work room; 3rd story, work room; and

WHEREAS, petitioner contends that to install a counterbalanced stairway on the PROPOSED fire escape would block exit on the 1st story, and proposes installing instead a counterbalanced drop ladder in guides; and

WHEREAS, this petition was granted by the board at its meeting September 11, 1923, on certain conditions, and petitioner requested a modification of these conditions as to occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1, *on condition* that two counterbalanced drop ladders in guides extending from lowest balcony of fire escape to street level shall be provided; *granted*, as to Item No. 2; and *granted*, as to Item No. 3, *on condition* that no gasoline shall be stored or maintained on the premises, and that the business conducted on the premises shall be restricted to automobile body building; and *granted on condition* that the occupancy shall not exceed 35 persons above the 1st story and that the interior stairway shall be enclosed in fire resisting partitions with self-closing fireproof doors at openings in accordance with the requirements of the labor law, and so long as conditions otherwise remain substantially unchanged.

1418-22-S.

PETITIONER—Joseph K. Ellenbogen, for The Rollin Construction Co., owner.

SUBJECT—Application for reopening—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1931-1939 Broadway and 110-118 West 65th street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition for extension of time granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT EXTENSION OF TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4

Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

## THE RESOLUTION:

(1418-22-S)

WHEREAS, Vetner W. Tandy, for Rollin Construction Company, owners, filed, November 23, 1922, a petition with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1931-39 Broadway and 110-118 West 65th street, Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Provide continuous safe and unobstructed passageways at least 3 feet wide throughout their length, leading directly to both required means of exit by cutting a door at least 3 feet wide through the dividing walls on all stories. \* \* \*.

"2. Provide additional means of exit from the cellar, said exit to be located on the east side of the building. \* \* \*.

"3. Provide an outside iron balcony fire escape on the north side of six-story building. \* \* \*.";

and

WHEREAS, the building is non-fireproof, four and six stories in height, divided into three sections, with a frontage of 116.2 ft. on Broadway and 100.5 ft. on 65th street. OCCUPIED: Basement, storage, 13 persons; 1st story, theatres, stores and restaurants, 976 persons; 2nd story, offices, restaurant and printing, etc., 116 persons; 3rd story, offices, studios and factory, 50 persons; 4th story, offices, mfg., 4 persons; 5th story, school and offices, 34 persons; 6th story, studios, 11 persons; the means of egress consisting of an interior stairway in each section extending from the 1st story to the roof, enclosed in fireproof partitions with fire doors at the openings; and

WHEREAS, this petition was granted by the board at its meeting January 23, 1923, on certain conditions, and petitioner requested a modification of these conditions as to time limit.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1, *on condition* that a fireproof self-closing door be provided at the passageway leading to bridge between the four and six-story section of the building on the 2nd, 3rd and 4th stories, and that a public passageway constructed of fire-resisting material with self-closing fireproof doors at openings be provided on the rear portion of the 6th story, leading to proposed fire escape balcony as shown on plans filed in this petition; and *granted*, as to Item No. 2, *on condition* that the present stairway to hallway be maintained and the use of the southeast portion of cellar be limited to storage; and *granted*, as to Item No. 3, *on condition* that at the 5th window from the front in the west wall of six-story building a fire escape balcony be provided, with a 60-degree stairway to roof, and with a 60-degree stairway to the balcony now existing on the 5th story, and that a balcony be provided at the 7th window from the front in the west wall with 60-degree stairways to balconies at the 3rd and 4th story level as shown on plans filed with this petition, and that at the west end of the 65th street front on 4th story an unobstructed passageway from the public hall be maintained to roof of three-story section to the west; that a 6 ft. fire hook be provided in public hallways on 2nd, 3rd, 4th and 5th stories at doors leading to proposed fire escape, said doors to be provided with a plain glass panel; that exit signs and red lights be provided at all means of egress including the iron stairways to roof of four-story section, and that a 60-degree stairway be provided from roof of four-story section to roof of six-story section; and that this variation be *granted* only until September 1, 1927, at which time the building will be demolished, and that the school occupancy be discontinued on or before December 31, 1925.



# MINUTES

326-24-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for William Fox, owner.

SUBJECT—Application for reopening—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—64 University place, Manhattan.

APPEARANCES—

For Petitioner: H. E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Resolution modified.

THE VOTE TO MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(326-24-S)

WHEREAS, Croker Natl. Fire Prev. Eng. Co., for William Fox, owner, filed, March 3, 1924, a petition, with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 64 University place, Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 1, 1923, reads:

"1. Provide safe and unobstructed egress from the termination of fire escape by means of an open court or a fireproof passageway at least 3 ft. throughout leading to the street, as per Section 271 of the labor law.";

and

WHEREAS, the building is non-fireproof, seven stories in height, 21 ft. 9 in. by 103 ft. 9 in. in area at 1st story and 21 ft. 9 in. by 90 ft. in area above; OCCUPIED as a tenant factory; EQUIPPED with a fire alarm signal system. EXITS: One interior wooden stairway extending from 1st story to top story with iron ladder to scuttle in roof enclosed in fire retarded partition with fire doors at openings; a fire escape on the rear of the building, with fireproof windows along the course, extending from roof to a counterbalanced stair to adjoining yard; with EGRESS from yard by means of a fire escape on building to south; ROOF of building to south is three stories lower, to north is one story lower; and

WHEREAS, petitioner contends additional egress from yard may be had through adjoining building to south, and contends that the existing means of egress from the yard are ample; and

WHEREAS, this petition was granted by the board at its meeting May 27, 1924, on certain conditions, and petitioner requested a modification of these conditions as to egress from termination of fire escape.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from termination, on condition that a balcony and 45 degree stairs shall be provided from lowest balcony to premises to the north, with egress through plain glass openings through adjoining premises; that a drop ladder in guides shall be provided from lowest balcony of premises to the north, terminating in yard of premises to rear; iron shutters on the plain glass openings on adjoining premises to be removed.

563-25-S

PETITIONER—G. F. Pelham, architect, for William F. Doyle, for Bisjo Realty Corporation, owner.

SUBJECT—Application for modification—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—263-271 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: B. M. Sylvan.

ACTION OF BOARD—Petition granted; resolution modified.

CONDITIONS—As specified in resolution.

THE VOTE TO MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(563-25-S)

WHEREAS, G. F. Pelham, substituted for William F. Doyle, for Bisjo Realty Corporation, owner, filed, June 1, 1925, a petition for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 263-271 West 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 15, 1925, reads:

"1. 'Proposed windows should comply with Section 264 of Labor Law and Rule 503 of Industrial Code.'

"2. All windows must be self-closing as per Rule 503 of the Industrial Code.";

and

WHEREAS, the building is fireproof, 17 stories in height, 102 ft. by 98 ft. in area at 1st story and 102 ft. by 88 ft. in area above. OCCUPIED: 1st story, stores; upper stories, lofts, offices and show rooms and 25 per cent manufacturing; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; ROOFS of adjoining buildings to west 130 ft. lower, to east 130 ft. lower; and

WHEREAS, the petitioner contends that the windows on the 38th street front of the building do not constitute an exposure from the opposite premises as the street is 60 ft. wide; and

WHEREAS, the petition was granted by the board at its meeting October 13, 1925, as to Item No. 2, on condition that the labor law requirements shall be complied with in all other respects, and owner requests, through his architect, a reopening and modification as to Item No. 1, the show windows on the 1st and 2nd stories street front of the premises.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and the petition be and it hereby is granted, as to Item No. 2, only so far as it affects the windows on the front of the building, other than those opening on the passageway, fire tower, or corridor; and granted, as to Item No. 1, only so far as it affects the windows on the first two stories on the street front, on condition that all openings shall be equipped with approved metal frames and sash, glazed with polished plate glass not less than 1/4 in. in thickness, and that the requirements of the labor law shall be complied with in all other respects.

1475-24-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for L. Schepp Co., owner.

SUBJECT—Application for modification—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—165-169 Duane street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted, modifying resolution.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE TO MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

## THE RESOLUTION:

(1475-24-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for L. Schepp Co., owner, filed, December 15, 1924, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 165-9 Duane street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 26, 1924, reads:

"Order No. 68693-LD:

"1. Enclose the interior stairway at west side of division wall at centre of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law \* \* \*.

"2. Remove the substandard fire escape on the east and west sides of building or reconstruct same in accordance with Section 274 of the Labor Law except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided.

"3. Provide an additional required means of exit on each floor of the building, remote from existing stairway located at west side of division wall at centre of building, preferably located at the north side of building, in accordance with the requirements of Section 271 of the Labor Law.";

and

WHEREAS, the building is separated into two sections by a fore and aft brick wall with openings therein on all stories excepting the 1st, 3rd and 5th stories, and is non-fireproof, ten stories in height, 100 ft. 6 in. by 77 ft. 10 in. in area; OCCUPIED for drying, shredding and packing cocoanut and also for the storage of shoes on the 4th and 5th stories, 78 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS: Two interior wooden stairways, the westerly one extending from the 1st to the top story and the easterly one extending from the 1st story to the roof, partly enclosed in wooden partitions with wooden doors at the openings, a sub-standard fire escape on the Hudson street front and also one on the Staple street front of the building; ROOFS of adjoining buildings are 6 ft. lower; and

WHEREAS, this petition was granted by the board at its meeting February 24, 1925, on certain conditions, and petitioner requested a modification of these conditions as to stairway enclosures 1st story; and

WHEREAS, petitioner proposes to cut openings in the division wall on the 3rd and 5th stories and to provide fireproof doors at all openings in the wall from the 2nd to the 10th story, inclusive; and proposes also to change to 45 degrees the pitch of the connecting stairs between the fire

escape balconies and also to raise the railings on the said balconies to a height of 4 ft. 6 in.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 2, *on condition* that the fire escapes shall be brought up to standard; *granted*, as to Item No. 3, *on condition* that the stairhall enclosure in the easterly section shall be enclosed in fire retarding partitions throughout, in accordance with the rules of the board of standards and appeals, except that the stairway may terminate at 1st story in rear of elevator with self-closing fireproof door at 1st story termination; that the stairhalls in each section of building shall be enclosed throughout; *denied* as to Item No. 1.

## APPLIANCES SUBMITTED FOR APPROVAL.

813-25-SA.

PETITIONER—Hardinge Brothers, Inc.

SUBJECT—Approval of Hardinge Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

814-25-SA.

PETITIONER—Aetna Automatic Oil Burner, Inc., John Scheminger, president.

SUBJECT—Approval of Aetna Automatic Syphon Breaker.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

846-25-SA.

PETITIONER—William F. Regan.

SUBJECT—Approval of K. F. C. Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

683-25-SA.

PETITIONER—Charles O. Lenz.

SUBJECT—Approval of Billow Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

1395-22-SA.

PETITIONER—Petroleum Heat & Power Company.

SUBJECT—Approval of Caloril Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

Adjourned, 3:25 p. m.

JAMES O'CONNOR, *Secretary*.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, DECEMBER 29, 1925.

Present: Chairman Walsh, Commissioners Connell and Flanagan, and Fire Chief Kenlon.

### APPEALS FROM ADMINISTRATIVE ORDERS.

968-25-A.

APPELLANT—Rudolph P. Miller, for Point Holding Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Second avenue at 14th street, College Point, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal laid over to January 5, 1926, at 10 a. m.

969-25-A.

APPELLANT—Henry J. Nurick, for Karmaizen & Seigel, lessees.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—24 Myrtle avenue, Brooklyn.

APPEARANCES—

For Appellant: Henry J. Nurick.

ACTION OF BOARD—Appeal laid over to January 19, 1926, at 10 a. m., subject to amendment in building department.

989-25-A.

APPELLANT—Charles Heckman, for Charles Heckman, Inc.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—280-284 Park avenue, Brooklyn.

APPEARANCES—

For Appellant: Christopher York.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to January 19, 1926, at 10 a. m., on request.

995-25-A.

APPELLANT—Charles H. Schumann, for Parker Ventilation Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—785 East 135th street, The Bronx.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to January 5, 1926, at 10 a. m.

986-25-A.

APPELLANT—William Sierks, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Foot of Beach 80th street, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief Kenlon .....

Negative .....

Absent: Commissioner Guilfoyle.....

145-25-A.

APPELLANT—Joseph Tino.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—417 East 22nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief Kenlon .....

Negative .....

Absent: Commissioner Guilfoyle.....

297-25-A.

APPELLANT—Dr. Alfred J. Moore.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—783 Elton avenue, The Bronx.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief Kenlon .....

Negative .....

Absent: Commissioner Guilfoyle.....

THE RESOLUTION:

(297-25-A)

WHEREAS, Dr. Alfred J. Moore, for Mrs. A. J. Moore, owner, filed, March 18, 1925, an appeal from a decision of the fire commissioner, affecting premises 783 Elton avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated February 25, 1925, reads:

"You are hereby notified that an inspection of premises 783 Elton Avenue, Bronx, used for the storage and use of fuel oil, shows that the following must be done before permit requested by you can be issued:

"1. Provide easy access to outside of each fuel oil storage tank for inspection, as per Rule 7, Section 1 of the Fuel Oil Rules.

"4. Discontinue the use of all fuel oil carrying piping less than one-half inch in diameter, as per Rule 8, Section 2-a of the Fuel Oil Rules.

"8. Provide a shut-off valve in the suction line as near the supply tank as practicable, as per Rule 9, Section a of the Fuel Oil Rules.

"9. Provide a shut-off valve in each branch line near each fuel oil burner, as per Rule 9, Section b of the Fuel Oil Rules.

"11. Provide an emergency remote control for fuel oil pumps and locate same outside of the boiler room, as per Rule 11, Section c of the Fuel Oil Rules.

"12. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals, as per Rule 12 of the Fuel Oil Rules.

"16. Discontinue use of auxiliary storage tank between main storage tank and burners, Grade A system.

"17. Locate fuel oil pumps above the elevation of the top of fuel oil storage tank or tanks, as per Rule 11, Section e of the Fuel Oil Rules."

and

WHEREAS, the building is non-fireproof, two stories and basement in height, 25 ft. by 50 ft. in area; OCCUPIED as a private dwelling; and

WHEREAS, the appellant has installed a fuel oil heating system in the cellar of 500 gallons outside storage tank,



# MINUTES

55 gallons auxiliary inside supply tank, a Powerlight oilheat burner, using Grade B oil; and

WHEREAS, the appellant claims that Items 1, 4, 8, 9, 11, 16 and 17 do not apply in this particular case; re: to Item 12, that the Powerlight oilheat burner is now before the board for approval under Cal. No. 628-23-SA; that the installation has been in use during the past three winters, and requests an inspection by a committee of board to determine its safety; and

WHEREAS, no one appeared when this case was called.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

477-25-A.

APPELLANT—Robert Norton, for G. Norton, owner.  
SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—35-10 Far Rockaway boulevard, Borough of Queens.

APPEARANCES—

For Appellant: Robert Norton.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Flanagan and Fire Chief Kenlon ..... 4

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(477-25-A)

WHEREAS, Robert Norton, lessee, filed, May 6, 1925, an appeal from an order of the fire commissioner, affecting premises 35-10 Far Rockaway boulevard, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 21, 1924, reads (Order No. 90850-LC):

"1. Remove the present gasoline pump from the curb as this department has no power to issue a permit for this pump beyond the lot line of your property.";

and

WHEREAS, the premises consists of a one-story non-fireproof building, about 40 ft. by 400 ft.; OCCUPIED as a showroom for automobiles, located within a business use district; a gasoline pump is installed about 8 ft. from the Far Rockaway boulevard front, known as the type supplied by the Standard Oil Company; and

WHEREAS, the appellant contends that the pump is entirely within the property line; that this same matter was brought before the court and dismissed on the ground that the pump was on private property.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

581-25-A.

APPELLANT—George M. Wood, for Robert C. Schock, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—514-516 West 57th street, Manhattan.

APPEARANCES—

For Appellant: George M. Wood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Flanagan, Connell and Fire Chief Kenlon ..... 4

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(581-25-A)

WHEREAS, George M. Wood, for Robert C. Schock, owner, filed, June 5, 1925, an appeal from a decision of the fire commissioner, affecting premises 514-16 West 57th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated January 7, 1925, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, six stories in height, 52 ft. by 118 ft. in area; OCCUPIED as a tenant factory, 28 persons throughout the building; and

WHEREAS, the appellant claims that there are four windows at each story on west side affected by fire department Order No. 69999-F; that the windows on east side of building are acceptable to the fire department; that the exposure at west side is a fireproof building; he requests the board to rescind the order on the ground that there appears to be no fire hazard.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1010-25-A.

APPELLANT—Feature Novelty Co., Inc., for Robert W. Boenig, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—56 Greenpoint avenue, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Flanagan, Connell and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(1010-25-A)

WHEREAS, Feature Novelty Co., Inc., for Robert W. Boenig, owner, filed, October 2, 1925, an appeal from decision of the fire commissioner, affecting premises 56 Greenpoint avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated January 8, 1924, reads:

"You are hereby notified that an inspection of the above premises, used for the storage of nitro-cellulose, shows that the following must be done before the permit requested by you can be issued:

"2. Enclose all stairways in accordance with the provisions of Articles 8 and 18 of Chapter 5 of the Code of Ordinances. Sec. 232-2-j.

"4. Provide an automatic sprinkler system supplied from both approved gravity tank supply and an approved pressure tank supply (except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to Dec. 1, 1921).";

and

WHEREAS, the premises consist of a two-story non-fireproof building, 25 ft. by 100 ft. in area, and a one-story non-fireproof building, 90 ft. by 37 ft. in area, located on the rear of the lot. OCCUPANCY of front building: 1st story, vacant at present; 2nd story, manufacturer of celluloid eye-



# MINUTES

glass frames, 5 persons; and the rear building OCCUPIED as a junk shop; and

WHEREAS, the appellant contends that, in view of lease on the premises expires on February 25, 1926, hardship would result if compelled to provide the sprinkler system and to enclose the stairways, and requests permission to store 40 pounds of celluloid until February 25, 1926; and

WHEREAS, no one appeared when this case was called.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

1014-25-A.

APPELLANT—William F. Doyle, for Brooklyn Fire Brick Works, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—87-97 Van Dyke street, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Flanagan, Connell and Fire Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(1014-25-A)

WHEREAS, William F. Doyle, for Brooklyn Fire Brick Works, owner, filed, October 2, 1925, an appeal from decision of the fire commissioner, affecting premises 87-97 Van Dyke street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated July 28, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

WHEREAS, the building is non-fireproof, two stories (25 ft.) in height, having a frontage of 300 ft. on Van Dyke street, 200 ft. on Richards street and 255 ft. on Beard street (an approximate area of 58,000 sq. ft.), divided into two approximately equal sections by a 12 in. brick wall; OCCUPIED for the manufacture of fire brick, 65 persons in entire premises; and

WHEREAS, the appellant contends that all materials used in the premises are non-combustible; that the building faces on three street fronts, is low in height and that there is a night watchman employed on the premises.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and *granted* only so long as the use and occupancy remain unchanged, namely, the manufacture of fire brick.

1016-25-A.

APPELLANT—Carl A. Braun, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—164 William street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Flanagan and Fire Chief Ken-

lon ..... 4

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(1016-25-A)

WHEREAS, Carl A. Braun, for Pattison & Schroeder Realty Co., owner, filed, October 3, 1925, an appeal from an order of the fire commissioner, affecting premises 164 William street, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 81421-F, dated July 7, 1925, reads:

"1. Provide iron shutters at all openings in the exterior wall above the 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at rear of building or other approved protection as per section 375, Art. 18, Chap. 5, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, five stories in height, 24 ft. by 65 ft. in area at the 1st story and 24 ft. by 55 ft. in area above; OCCUPIED for the storage of furniture, 3 persons; and

WHEREAS, there are four openings in the rear wall on each story above the 1st story within 30 ft. of openings in a building adjoining to the north; and

WHEREAS, appellant contends that the windows in the adjoining building, forming the exposure, are protected with iron shutters and also that a similar order (No. 64447-F) was rescinded by the fire department in October, 1918.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1166-25-A.

APPELLANT—T. A. Dempsey, for Department of Plant and Structures, City of New York, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—374-386 Winthrop street, Brooklyn.

APPEARANCES—

For Appellant: F. B. McDuffee.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Flanagan, Connell and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(1166-25-A)

WHEREAS, T. A. Dempsey, representing the Department of Plant and Structures, for The City of New York, owner, filed, November 12, 1925, an appeal from a decision of the fire commissioner affecting premises 374-386 Winthrop street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered September 9, 1925, reads:

"1. As area of building is over 20,000 square feet, provide a gravity tank of at least 3,500 gallons capacity elevated 20 feet above main roof with appurtenances, etc., as per rules No. 8 and No. 12 of the Board of Standards and Appeals.";

and



# MINUTES

WHEREAS, the building is non-fireproof, one story (19 feet) in height, 105 feet by 244.83 feet in area; OCCUPIED as a housing station (garage) for the Department of street cleaning; and

WHEREAS, the appellant contends that the building faces three streets with a fire hydrant on each street; that there is an effective 4-inch standpipe system now installed; that the water main in New York avenue is 8 inches and fed two ways; that the building is provided with ample fire protection.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the installation of the gravity tank, *on condition* that the standpipe equipment shall be installed in accordance with the rules of the board of standards and appeals in all other respects.

874-25-A.

APPELLANT—James Kearney, for Brusstar Const. Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Bronx River, between Lafayette street and Spofford avenue, The Bronx.

APPEARANCES—

For Appellant: James Kearney.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(874-25-A)

WHEREAS, James Kearney, for Brusstar Const. Co., owner, filed, August 27, 1925, an appeal from a decision of the fire commissioner, affecting premises situate on the Bronx River between Lafayette street and Spofford avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated August 14, 1925, reads:

"10. Asphalt tanks must be buried as per Code of Ordinances, Chapter 10. Examination continued when additional information is received."

"21. Pumps must not be located more than 10 ft. below top of tanks.";

and

WHEREAS, the premises consist of a large plot of ground fronting 451 feet along the Bronx River bulkhead line by 450 feet in depth; containing a boiler, drying and melting tank; two (2) asphalt tanks, each of 20 feet diameter by 25 feet in height, 60,000 gallons capacity; a fuel oil tank of 40,000 gallons capacity; all in course of construction. OCCUPIED and used in connection with road construction and maintenance business; and

WHEREAS, the appellant proposes to erect the two asphalt tanks above ground; to locate the fuel oil pump at ground level and also provide an anti-syphon valve in connection therewith; and

WHEREAS, the appellant contends the premises are filled-in swamp lands; that the physical conditions of the ground make it impossible to bury the asphalt tanks; that to comply strictly with the fuel oil rules re: to pump would necessarily cause the pump to be set in an inaccessible position of seven (7) feet above level, making the operation and inspection difficult.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 10, *on condition* that a dike wall of reinforced concrete shall be constructed, enclosing the asphalt tanks, providing a reservoir equal to 50 per cent of the

capacity of tanks; and that the use of the tanks shall be restricted to asphalt cement storage; as to Item 21, *on condition* that the discharge line shall be equipped with an anti-syphon trap; and that the installation otherwise shall comply with the fuel oil rules of the board of standards and appeals in all other respects.

793-25-A.

APPELLANT—John J. Gilmartin, for D. C. Dominick, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—138-140 Greene street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(793-25-A)

WHEREAS, John J. Gilmartin, for D. C. Dominick, owner, filed, August 3, 1925, an appeal from an order of the fire commissioner, affecting premises 138-140 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 10, 1925, reads (Order No. 79442-F):

"1. Install a standpipe system with risers 4 inches in diameter \* \* \* within main stairway enclosure \* \* \*";

and

WHEREAS, the building is non-fireproof, six stories (88 ft. 6 in.) in height, 38 ft. by 86 ft. in area at 1st story and 38 ft. by 80 ft. above. OCCUPIED: 1st story, manufacturing paper boxes, 15 persons; 2nd story, manufacturing leather bags, 10 persons; 3rd story, printing, 10 persons; 4th story, manufacturing hats, 20 persons; 5th story, manufacturing underwear, 20 persons; 6th story, manufacturing hats, 20 persons; and

WHEREAS, the appellant claims that the building is provided with a wide stairway, also a fire escape on the street front, which would assist firemen in the performance of their work; and he further contends that the building is slightly over the height limit of 85 ft. under which standpipes are not required.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a one-source sprinkler system in accordance with the rules of the board of standards and appeals shall be provided; and that the work of installation of sprinkler system shall be commenced within ninety (90) days from the date of this action.

658-25-A.

APPELLANT—M. M. Belding, owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—116 East 88th street, Manhattan.

APPEARANCES—

For Appellant: John J. Hayden.

ACTION OF BOARD—Appeal reopened and modification granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1



# MINUTES

## THE RESOLUTION:

(658-25-A)

WHEREAS, M. M. Belding, owner, filed, June 25, 1925, an appeal with the board of standards and appeals from an order of the fire commissioner, affecting premises 116 East 88th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 6, 1925, reads (Order No. 29785-LC):

"1. Separate boiler from remainder of building by unpierced wall of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only. Chapter 10, Section 159-1, Code of Ordinances.";

and

WHEREAS the building is non-fireproof, three stories in height, 25 ft. 6 2-3 in. by 95 ft. 9 in. and 25 ft. 6 2-3 in. by 64 ft. 8 in. above. OCCUPIED: 1st story, private garage; 2nd story, 1 bedroom; 3rd story, apartment; and

WHEREAS, appellant contends that to separate the boiler room would involve the removal of the present heater room, the construction of another at the rear of the building, the erection of a smoke flue from the ground to sufficient height to secure proper draft, and the reconstruction of the entire heating plant, installed within the last five years; and

WHEREAS, this appeal was denied by the board at its meeting October 20, 1925, and appellant requested a reopening of the case, which request was granted by vote of the board.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the present doorway within the garage area be built up solid; that an opening be provided at the southerly side of the heating room, opening into the rear section of basement area; equipped with self-closing fireproof door; that the present archway opening between the front and rear portions of the garage area be built up and equipped with a door not more than three (3) ft. wide, self-closing and fireproof, opening to the rear; and that no gasoline storage equipment shall be maintained on the premises.

## CASES DISMISSED.

### APPEALS FROM ADMINISTRATIVE ORDERS.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing, but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty.

(778-25-A)

Filed July 27, 1925—Premises 119 West 48th street, Manhattan. Order of fire commissioner. Appellant, Ira Schwartz. Dismissed for lack of prosecution.

(835-25-A)

Filed August 17, 1925—Premises 203-205 West 40th street, Manhattan. Order of fire commissioner. Appellant, Ernest Stern. Dismissed for lack of prosecution.

### THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief Kenlon .....	4
Negative .....	0
Absent: Commissioner Guilfoyle.....	1

### THE RESOLUTION:

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders affecting the premises in question; and

WHEREAS, the appellants have failed to complete the papers, though duly notified to do so.

*Resolved*, that the foregoing appeals be and they hereby are *dismissed* for lack of prosecution.

## BUILDING ZONE CASES.

423-25-BZ.

APPLICANT—Samuel Schlau, for Isabel Burger, owner.

SUBJECT—Application (re: decision of tenement house commissioner) to permit in an "F" area district the erection of a building the area of which is in excess of that permitted in such district.

PREMISES AFFECTED—123-02 and 123-08 Rockaway Beach boulevard, Rockaway Park, Borough of Queens.

### APPEARANCES—

For Applicant: William White.

For Opposition: Adolph Mischlich.

ACTION OF BOARD—Application laid over to January 19, 1926, at 10 a. m.

114-25-BZ.

APPLICANT—Jenks & Rogers, for Kennor Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.

### APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Philip Scharf.

ACTION OF BOARD—Application laid over to January 19, 1926, at 10 a. m., for inspection and report by a committee of the board.

599-25-BZ.

APPLICANT—Eugene DeRosa, for Maxlam Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 7-c of the building zone resolution to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.

PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th street, The Bronx.

### APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application laid over to January 19, 1926, at 10 a. m., for inspection and report by a committee of the board.

796-25-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Esther Wieser, et al., owners.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of five (5) attached residence buildings, the first story to be used for store purposes.

PREMISES AFFECTED—7116-7124 Bay Parkway, Brooklyn.

### APPEARANCES—

For Applicant: Thomas O'Rourke Gallagher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

## THE RESOLUTION:

(796-25-BZ)

WHEREAS, Thomas O'Rourke Gallagher, for Esther Wieser, et al., owner, filed, August 3, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of five attached residence buildings, the 1st story to be used for store purposes; premises 7116-7124 Bay parkway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 29, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay parkway, 71st street and 72nd street are all in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 13, 1925, reads:

"1. Business cannot be extended into residential district contrary to Art. 2, Sect. 3 of Bldg. Zone Res. Therefore denied.";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 62 ft. and 100 ft., irregular; to be occupied as stores and apartments; and

WHEREAS, this property was in a business use district at the time of the issuance of the building permit and the entire avenue frontage between the same intersecting streets, otherwise, is occupied by business use on the ground floor, the board deemed that applicant had established a basis of appeal under section 21 on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the use of the 1st story, *on condition* that the use and occupancy be limited to the conduct of retail mercantile stores; that there shall be no signs exposed on the front of the structure; that any advertising shall be restricted to the plate glass show windows; that the show window of the corner store shall not return on 72nd street to a depth of more than twelve (12) feet, and the remainder of the 72nd street frontage shall be finished with face brick and architectural terra cotta or stone trimmings, with window openings of double hung type and doors for the use of conforming occupancy; that there shall be no advertising or signs of any nature or description displayed on the 72nd street frontage, and *on further condition* that the occupancy otherwise throughout the premises shall be restricted to conforming use.

900-25-BZ.

APPLICANT—William F. Doyle, for Dornhage Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution to permit the extension from a business district into a residence district of a proposed building to be used as a theatre and also as stores.

PREMISES AFFECTED—Southeast corner of Jerome avenue and East 199th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Flanagan, Connell and Fire Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

## THE RESOLUTION:

(900-25-BZ)

WHEREAS, William F. Doyle, for Dornhage Realty Corporation, owner, filed, September 3, 1925, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed building to be used as a theatre and also as stores; premises southeast corner of Jerome avenue and East 199th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 29, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; that Grand concourse is in a residence district, and that East 199th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 1, 1925, reads:

"1. Proposed erection of theatre building in business district extending into a residence district is contrary to provisions of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story (45 ft.) in height, with a frontage of 246 ft. on Jerome avenue and 192.43 ft. on East 199th street; to be occupied as a theatre and also as stores, the easterly portion of proposed building extending from 21 to 92 ft. in to the residence district; and

WHEREAS, the board concluded that there would be practical difficulty and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the business structure, within the residence area, be restricted to a one-story structure in height; that an open and unobstructed court be maintained at the southerly end of the building with direct egress to the Jerome avenue front, which shall also serve for the use of the employees and operation of the theatre; that the conduct and operation of the theatre be limited to motion picture use; that the remainder of the plot on Jerome avenue and 199th street be developed with structures of a conforming use; that the front elevation on 199th street and Jerome avenue, other than the store show windows, shall be finished with face brick and architectural terra cotta or stone trimmings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months.

## CASES DISMISSED.

### BUILDING ZONE APPLICATIONS.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing, but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(713-25-BZ)

Filed July 6, 1925—Premises northeast corner of Beach 35th street and Far Rockaway boulevard, Edgemere, Borough of Queens. Decision of superintendent of buildings. Applicant, Joseph H. Cornell. Dismissed for lack of prosecution.



# MINUTES

(830-25-BZ)

Filed August 13, 1925—Premises 3455-3457 Bailey avenue, The Bronx. Decision of superintendent of buildings. Applicant, A. Tannenbaum. Dismissed for lack of prosecution.

(839-25-BZ)

Filed August 18, 1925—Premises 1751-1765 67th street, Brooklyn. Decision of superintendent of buildings. Applicant, Jacob Lubroth. Dismissed for lack of prosecution.

(842-25-BZ)

Filed August 18, 1925—Premises 22-36 Caton place, Brooklyn. Decision of superintendent of buildings. Applicant, Nathan D. Shapiro. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell and Flanagan and Fire Chief Kenlon .....	4
Negative .....	0
Absent: Commissioner Guilfoyle.....	1

## THE RESOLUTION:

WHEREAS, the foregoing applicants have filed applications with the board of standards and appeals from orders affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing applications be and they hereby are dismissed for lack of prosecution.

## AREA FIXED

(1147-25-BZ)

The chairman presented and read a communication from Charles P. Canella, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 436-446 New York avenue, Brooklyn.

The following area was approved by the board:

Both sides of New York avenue from Empire boulevard to a point 400 feet north of proposed garage; the south side of Montgomery street from New York avenue to a point 150 feet west of New York avenue; also the premises at rear south, consisting of lots 63 and 64, which represent 50 feet within the area affected.

Adjourned, 5:30 p. m.

JAMES O'CONNOR, Secretary.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

### RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### APPEALS FROM ADMINISTRATIVE ORDERS.

The forty-eight pier cases listed herewith were laid over, pending decision by the Supreme Court on a test case.

#### PIER CASES.

- 480-19-A—Piers 4 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 594-19-A—Pier 8, North River, Manhattan.
- 595-19-A—Pier 44, East River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 890-19-A—Pier 70, East River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.
- 31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
- 265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
- 266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
- 267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.
- 268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
- 269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.
- 270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
- 271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
- 272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
- 273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
- 318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
- 352-20-A—Pier 3, Wallabout basin, foot of Washington and E streets, Brooklyn.
- 353-20-A—Pier 2, Wallabout basin, foot of Washington and F streets, Brooklyn.
- 383-20-A—Pier 20, East River, Manhattan.
- 420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.
- 421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
- 422-20-A—Pier 29, foot of Harrison street, Brooklyn.

- 423-20-A—Pier 32, foot of Degraw street, Brooklyn.
- 471-20-A—Pier between North 4th and 5th streets, Brooklyn.
- 907-21-A—East side South street, foot of Dover street, Manhattan.
- 1205-21-A—Pier No. 21, East River, east side South street, foot of Dover street, Manhattan.
- 1302-21-A—Pier 15, East River, Manhattan.
- 1541-21-A—Pier 3, between Main and Dock streets, Brooklyn.
- 1542-21-A—Pier 3, between Main and Dock Streets, Brooklyn.
- 1543-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1544-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1545-21-A—Pier 2, between Main and Dock streets, Brooklyn.

## BOARD OF STANDARDS AND APPEALS.

### APPLIANCES SUBMITTED FOR APPROVAL.

- 53-21-S—Angle Hose Valve.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner.
- 337-22-S—Elkhard Brass Company, Siamese Connection, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.
- 1230-22-S—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.



# RESERVE CALENDAR

- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Oil Burner, approval of.
- 1169-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1339-23-SA—National Light Service Oil Pump, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1358-23-SA—Worthington Oil Burner, approval of.
- 1361-23-SA—Todd Residence Fuel Oil Burner, approval of.
- 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 1484-23-SA—Universal G. P. O. Burner, approval of.
- 1493-23-SA—Newport Rotary Oil Burner, approval of.
- 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 254-24-SA—Sherman Oil Burner, approval of.
- 269-24-SA—Universe Oil Burner, approval of.
- 365-24-SA—Koless Oil Burner, approval of.
- 379-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 503-24-SA—Kinney Rotating Plunger Pump, approval of.
- 536-24-SA—Climax Oil Burner, approval of.
- 654-24-SA—Marvel Oil Burner, approval of.
- 702-24-SA—Simplex Mechanical Oil Burner, approval of.
- 735-24-SA—Petro Mechanical Burner and Air Register, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 826-24-SA—Heymsfield Low Pressure Burner, approval of.
- 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 729-25-SA—The Hauck Vention Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Syphone Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1924 .....	598
Cases filed up to and including December 31, 1925 ..	1350
Restored to calendar .....	60

MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	148
Requests to amend .....	6
Requests for modification .....	48
Requests to rescind .....	1
Requests for extension of time .....	18
Requests for extension of permit .....	30
Requests for mechanical installations .....	1
Requests for approval of plans .....	13
Administrative requests .....	7
Requests for interpretation .....	3
Total .....	2283
Disposed of .....	1540
Cases pending December 31, 1925 .....	743

DISPOSITION OF CASES.	
Withdrawn .....	140
Dismissed .....	122
Denied .....	203
Granted .....	10
Granted on condition .....	758
Appliances approved .....	25
Appliances dismissed, disapproved or withdrawn .....	7
Rules approved .....	0
Rules disapproved or rescinded .....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	137
Requests to reopen denied .....	10
Requests to amend granted .....	6
Requests to amend denied .....	0
Requests for modification granted .....	45
Requests for modification denied .....	1
Requests to rescind granted .....	1
Requests to rescind denied .....	0
Requests for extension of time granted .....	18
Requests for extension of time denied .....	0
Requests for extension of permit granted .....	30
Requests for extension of permit denied .....	0
Requests to install granted .....	1
Requests to install denied .....	0
Plans approved .....	13
Plans disapproved .....	0
Administrative requests granted .....	6
Administrative requests denied or withdrawn .....	1
Interpretations .....	3
Requests withdrawn or dismissed .....	3

Total ..... 1540

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

##### Commissioners

HENRY L. CONNELL

JOSEPH FLANAGAN

JOHN GUILFOYLE

CHIEF JOHN KENLON

JAMES O'CONNOR, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—Worth 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, January 5, 1926, at 10 a. m.
- Minutes of Regular Meeting, January 5, 1926, at 2 p. m.
- Minutes of Special Meeting, January 6, 1926, at 2 p. m.
- Rules.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 12, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 19, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending January 6, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
14-26-S.....	B.B.M.	.. 23 West 32nd st., Man. Alt. 2594-1925.
13-26-BZ.....	B.B.B.	.. 316-320 'Saratoga ave., Bklyn. Applic. 23349-1295.
12-26-A.....	F.D.	.... 239 Nostrand ave., Bklyn. L. C. 99355.
11-26-S.....	F.D.	.... 8½-12 Jones st., Man. L. D. 78095.
10-26-S.....	F.D.	.... 103-109 North 3rd st., Bklyn. L. D. 85178.
9-26-A.....	F.D.	.... 103-109 North 3rd st., Bklyn. F-85183-85181.
8-26-A.....	F.D.	.... 24-26 East 13th st., Man. F-81073.
7-26-S.....	B.B.M.	.. 24-26 East 13th st., Man. L. D. 80787-81070.
6-26-BZ.....	B.B.M.	.. 311 West 120th st., Man. Alt. 2606-1925.
5-26-A.....	F.D.	.... Northwest cor. Jamaica ave. & 256th st., Floral Park, Q. F-53021
4-26-SA.....	F.D.	.... Pollard Oil Burner Appliance.
3-26-A.....	F.D.	.... 1512 Plimpton ave., Bx. L. C. 31945.
2-26-SA.....	F.D.	.... Derby Closed Circuit Alter- nating Current Sprinkler & Stand pipe Supervising Alarm Panel. Appliance.
1-26-A.....	F.D.	.... 83-85 Greene st., Man. F-87226.
<i>Restored to Calendar.</i>		
1102-23-A.....	F.D.	.... 50 New Bowery, Man. F-49838.
265-25-S.....	B.B.M.	.. 233-235 W. 26th st., Man. N. B. 155-1924.

## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 12, 1926, at 2 p. m.*

808-25-BZ.  
APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.  
PREMISES—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

1120-25-BZ.

APPLICANT—John J. Dunnigan, for Folpad Realty Corp., owner.

PREMISES—Southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

1157-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Corp., owner.

PREMISES—306-308 West 38th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

755-25-BZ.

APPLICANT—Max Cohn, for Aniello Nappi, owner.

PREMISES—870-872 Metropolitan avenue, Brooklyn.

APPLICATION, under section 7-g of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building used for the storage of barrels, to a garage for the storage of more than five (5) motor vehicles.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 12, 1926, at 10 a. m.*

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

435-25-A—151 West 21st street, Manhattan.

600-25-A—2094 Second avenue, Manhattan.

616-25-A—656 Montrose avenue, Brooklyn.

735-25-A—Northwest corner of 84th street and 102nd avenue, Woodhaven, Borough of Queens.

922-25-A—36-48 Flatbush avenue extension, Brooklyn.

1007-25-A—72-78 Walworth street, Brooklyn.

1009-25-A—2146 Hughes avenue, The Bronx.

1031-25-A—Sheepshead Bay, opposite Dooley street, 125 ft. from shore, Manhattan Beach, Brooklyn.

792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.

377-25-A—18-32 Grand avenue, Brooklyn.

295-25-A—533-537 West 48th street, Manhattan.

169-25-A—533-537 West 48th street, Manhattan.

889-25-A—South side of Dry Harbor road and L. I. R. R., Glendale, Borough of Queens.

1537-24-A—1879-1883 Cedar avenue, rear, The Bronx.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 12, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 182-23-BZ—Application, July 28, 1925, under section 7b of the building zone resolution, of George A. McWilliams, applicant, on behalf of McWilliams Realty Co.,



# CALENDAR

Inc., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of five (5) pleasure motor vehicles (previously dismissed for lack of prosecution); premises 1240 Castleton avenue, West New Brighton, Richmond.

CAL. NO. 67-25-BZ—Application, January 16, 1925, under sections 7-a and 21 of the building zone resolution, of William J. Russell, architect, on behalf of Thomas C. Corvan, owner, to permit in a business district the maintenance of a motor vehicle repair shop throughout the entire building; premises 127-129 West 53rd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, January 12, 1926, at 2 p. m.*

573-25-S—249-251 Plymouth street, Brooklyn.

574-25-S—249-251 Plymouth street, Brooklyn.

591-25-S—205-207 East 117th street, Manhattan.

712-25-S—North side of East 29th street, 240 ft. east of Madison avenue, Manhattan.

1002-25-S—630 Sixth avenue, Manhattan.

1019-25-S—257-267 West 39th street, Manhattan.

1020-25-S—87-97 Van Dyke street, Brooklyn.

1043-25-S—131 West 21st street, Manhattan.

1055-25-S—40-42 Elizabeth street, Manhattan.

1056-25-S—237 DeKalb avenue, Brooklyn.

1065-25-S—39-41 Eldridge street, Manhattan.

1078-25-S—62-72 West 47th street, Manhattan.

1082-25-S—64-70 West 48th street, Manhattan.

1084-25-S—109-115 West End avenue, Manhattan.

1085-25-S—404-408 East 49th street, Manhattan.

1091-25-S—9 North Moore street, Manhattan.

1145-25-S—8-10 West 37th street, Manhattan.

198-25-S—566-568 Seventh avenue, Manhattan.

18-24-S—14-16 East 38th street, Manhattan.

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

650-25-S—18 East 23rd street, Manhattan.

870-25-S—495 West Broadway, Manhattan.

880-25-S—254-258 West 35th street, Manhattan.

914-25-S—33 Keap street, Brooklyn.

1069-25-S—255-259 West 26th street and 322-326 Eighth avenue, Manhattan.

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 19, 1926, at 2 p. m.*

651-25-BZ.

APPLICANT—John M. Baker, for William Hirsh, owner.  
PREMISES—North side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

826-25-BZ.

APPLICANT—Charles D. Cords, for Thrift Service Stations, Inc., lessee.  
PREMISES—3002-3012 Avenue N, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of a gasoline selling station.

CAL. NO. 820-25-BZ—Application, August 10, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes; premises 1714-26 Kings highway, southwest corner of East 18th street, Brooklyn.

CAL. NO. 1021-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Daniel F. Devaney, owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises east side of Coney Island avenue, 315 feet south of Avenue N, Brooklyn.

CAL. NO. 367-25-BZ—Application, April 3, 1925, under section 7-e of the building zone resolution, of William F. Doyle, applicant, on behalf of Greenspec Homes Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1486-1496 Coney Island avenue, Brooklyn.

CAL. NO. 782-25-BZ—Application, July 29, 1925, under section 21 of the building zone resolution, of Henry J. Nurick, architect and engineer, on behalf of Ella Seiderman, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 487-493 Utica avenue, Brooklyn.

CAL. NO. 816-25-BZ—Application, August 10, 1925, under section 21 of the building zone resolution, of Jacob Lubroth, architect, on behalf of Edward Waldman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 1551-1555 Coney Island avenue, Brooklyn.

CAL. NO. 838-25-BZ—Application, August 18, 1925, under sections 21 and 7-e of the building zone resolution, of Jacob Lubroth, architect, on behalf of Bath Beach Garage and Machine Co., owner, to permit in a business district the extension of an existing garage for the storage of more than five (5) motor vehicles; premises 1901-1911 Cropsey avenue, Brooklyn.

CAL. NO. 1052-25-BZ—Application, October 16, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Herman Lieberman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 56-58 Kosciusko street, Brooklyn.



# CALENDAR

1067-25-BZ.

APPLICANT—John A. Sharp, for J. A. S. Realty Corp., owner.

PREMISES—West side of Broadway, 327 ft. north of West 240th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1098-25-BZ.

APPLICANT—F. S. McGowan, for O. L. Williams Realty Co., Inc., owner.

PREMISES—Northeast corner of East 242nd street and White Plains road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

PREMISES—4001-4011 Fourteenth avenue, Brooklyn.

APPLICATION, under section 7 (b-c) of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre and store building.

1011-25-BZ.

APPLICANT—Henry J. Nurick, for Cobrink Furniture Co., lessee.

PREMISES—339 8th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the conversion of occupancy of a building used as a church to a warehouse.

1022-25-BZ.

APPLICANT—Daniel Luftman, owner.

PREMISES—72 East 108th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the use as a restaurant of the basement floor of a building.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 19, 1926. at 10 a. m.*

1034-25-A—404 West 43rd street, Manhattan.

1063-25-A—1462-1470 Broadway, Manhattan.

1080-25-A—149-63 Pioneer street and 144-158 King street, Brooklyn.

1081-25-A—111-19 North 3rd street, Brooklyn.

1087-25-A—40 East 21st street, Manhattan.

1092-25-A—1261 76th street, Brooklyn.

350-25-A—637 Broadway, Manhattan.

388-25-A—641 Broadway, Manhattan.

619-25-A—1470 Pitkin avenue, Brooklyn.

894-25-A—192 Flatbush avenue extension and 137 Duffield street, Brooklyn.

843-25-A—4568-4570-4572 White Plains road, The Bronx.

278-25-A—280 Broadway, Manhattan.

989-25-A—280-284 Park avenue, Brooklyn.

969-25-A—24 Myrtle avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 19, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooley and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.

CAL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

CAL. NO. 965-25-BZ—Application, September 17, 1925, under section 21 of the building zone resolution, of Angelo Justo, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 758 East 213th street, The Bronx.

CAL. NO. 1004-25-BZ—Application, October 1, 1925, under section 21 of the building zone resolution, of C. N. Whinston and Bro., architects, on behalf of Mah Realty Holding Corp., owner, to permit in a residence district the change of occupancy of the first story of an existing apartment building from dwelling use to stores; premises 2399 Grand concourse, The Bronx.

CAL. NO. 1042-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Lassinsky, owner, to permit in a business district the erection and maintenance of a building to be used as a factory; premises northeast corner of Pennsylvania avenue and Pitkin avenue, Brooklyn.



# CALENDAR

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 423-25-BZ—Application, April 20, 1925, under the building zone resolution, of Samuel Schlaue, applicant, on behalf of Isabel Burger, owner, to permit in an "F" area district the erection of a building, the area of which is in excess of that permitted in such district; premises 123-02 and 123-08 Rockaway Beach boulevard, Rockaway Park, Borough of Queens.

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 1522-24-BZ—Application, November 24, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hugo Seidenberg, owner, to permit in a residence district the maintenance of a building used for store purposes on the 1st story (previously withdrawn); premises 129-02 Newport avenue, Belle Harbor, Borough of Queens.

CAL. NO. 1051-25-BZ—Application, October 15, 1925, under section 21 of the building zone resolution, of Henry S. Churchill and Charles B. Meyers, architects, on behalf of Leo H. Wise, owner, to permit in a  $1\frac{1}{2}$  times height district the erection of the street wall of a portion of a building to a height in excess of the limitation imposed by the building zone resolution; premises 28-32 East 63rd street, Manhattan.

CAL. NO. 1094-25-BZ—Application, October 26, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Joseph Golding, owner, to permit in a  $1\frac{1}{2}$  times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution; premises 1178-1188 Madison avenue and 16-18 East 87th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, January 19, 1926, at 2 p. m.*

- 576-25-S—161 Bowery, Manhattan.
- 787-25-S—6-8 East 46th street, Manhattan.
- 821-25-S—247-255 West 38th street, Manhattan.
- 864-25-S—236-242 West 26th street, Manhattan.
- 946-25-S—326-334 Fifth avenue, Manhattan.
- 913-25-S—1424-1444 Broadway, Manhattan.
- 916-25-S—36-48 Flatbush avenue extension, Brooklyn.
- 917-25-S—36-48 Flatbush avenue extension, Brooklyn.
- 918-25-S—30-32 East 21st street, Manhattan.
- 919-25-S—531 West 51st street, Manhattan.
- 921-25-S—546-548 West 52nd street, Manhattan.
- 947-25-S—422-424 East 4th street, Manhattan.
- 967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.
- 990-25-S—280-284 Park avenue, Brooklyn.
- 1029-25-S—20-24 North Moore street, Manhattan.
- 664-25-S—240-246 West 35th street, Manhattan.
- 476-25-S—4077-4085 Park avenue, The Bronx.
- 498-25-S—533-537 West 48th street, Manhattan.
- 902-25-S—355 Adams street, Brooklyn.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 500-24-S—26-28 West 35th street, Manhattan.
- 809-25-S—29 West 50th street, Manhattan.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 10 a. m.*

- 1033-25-A—177-183 East 123rd street, Manhattan.
- 1047-25-A—150 Broadway, Manhattan.
- 1112-25-A—83-101 North Third street, Brooklyn.
- 424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.
- 941-25-A—422-430 East 53rd street, Manhattan.
- 524-25-A—134 West 23rd street, Manhattan.
- 525-25-A—146 West 23rd street, Manhattan.
- 526-25-A—153 West 21st street, Manhattan.
- 692-25-A—2152 Metropolitan avenue, Middle Village, Borough of Queens.
- 507-25-A—60 Grand street, Manhattan.
- 508-25-A—64 Grand street, Manhattan.
- 715-25-A—237 Central avenue, Far Rockaway, Borough of Queens.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 26, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 605-25-BZ—Application, June 11, 1925, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Hyman Kornreich, owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the 1st story and as dwellings above; premises southeast corner of Dahill road and Ditmas avenue, Brooklyn.

CAL. NO. 852-25-BZ—Application, August 21, 1925, under section 21 of the building zone resolution, of Magnuson and Kleinert, architects, on behalf of J. Michaels, Inc.,



# CALENDAR

owner, to permit in a residence district the erection and maintenance of a building for business purposes; premises 322 Warren street, Brooklyn.

CAL. NO. 970-25-BZ—Application, September 18, 1925, under section 7-e of the building zone resolution, of Henry J. Nurick, architect, on behalf of Herman Weinberg, owner, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles; premises 803-811 DeKalb avenue, Brooklyn.

CAL. NO. 991-25-BZ—Application, September 28, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Fordham Triangle Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 50 ft. north of 200th street, The Bronx.

CAL. NO. 1015-25-BZ—Application, October 2, 1925, under section 7-e of the building zone resolution, of Robert Teichman, architect, on behalf of The 138 West 99th Street Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 136-142 West 99th street, Manhattan.

CAL. NO. 1041-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dr. Morris L. Levine, owner, to permit in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles; premises 178-184 Scholes street, southwest corner of Humboldt street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 2 p. m.*

721-25-A—60-62 West 116th street and 75-79 West 115th street, Manhattan.

812-25-A—Southeast corner of Hobson avenue, at intersection of L. I. R. R., Laurel Hill, Borough of Queens.

832-25-A—226 East 144th street, The Bronx.

905-25-A—288 Cooper street and 307-315 Moffat street, Brooklyn.

959-25-A—36-48 Flatbush avenue extension, Brooklyn.

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1025-25-A—21532-42 Jericho turnpike, Queens Village, Borough of Queens.

1093-25-A—East side of Outlet street at Oakwood Beach, Richmond.

1100-25-A—9 North Moore street, Manhattan.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 2, 1926, at 10 a. m.*

583-25-A—151-56 Kent avenue, Brooklyn.

1058-25-A—South side of East 136th street, from Locust to Walnut avenues, The Bronx.

1132-25-A—1687 Broadway, Manhattan.

1136-25-A—350 Waverly avenue, Brooklyn.

1148-25-A—98-116 Second avenue, Brooklyn.

## PETITIONS FOR VARIATION.

*Tuesday, February 2, 1926, at 2 p. m.*

691-25-S—119-121 West 23rd street, Manhattan.

833-25-S—226 East 144th street, The Bronx.

988-25-S—385 Madison avenue, Manhattan.

992-25-S—14-20 Centre street, Brooklyn.

1095-25-S—142 West 23rd street, Manhattan.

1103-25-S—14-16 East 38th street, Manhattan.

1108-25-S—160-162 Berry street, Brooklyn.

1110-25-S—602 Madison avenue, Manhattan.

1122-25-S—570-576 Seventh avenue, Manhattan.

1146-25-S—414-416 West Broadway, Manhattan.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## APPLIANCES SUBMITTED FOR APPROVAL.

951-25-SA—Sword Automatic Oil Burner, approval of.

836-25-SA—National Rotary Oil Burner, approval of.

1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.

## BUILDING ZONE APPLICATION.

*Tuesday, February 16, 1926, at 10 a. m.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JANUARY 5, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle, and Chief Kenlon of the fire department.

The minutes of the regular meeting of the board, held on Tuesday morning, December 29, 1925, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 29, 1925, were approved as printed in the Bulletin, No. 1, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

1102-23-A.

APPELLANT—Croker National Fire Prevention Eng. Co., for Charles F. Noyes, owner.

SUBJECT—Application for reopening—re: appeal from order of fire commissioner.

PREMISES AFFECTED—50 New Bowery, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Appeal reopened and set for hearing January 26, 1926, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

1537-24-A.

APPELLANT—John De Hart, for Morris Perlberg, lessee.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1879-1881-1883 Cedar avenue, The Bronx.

APPEARANCES—

For Appellant: None.

For Opposition: Harry A. M. McDonough.

For Administration: None.

ACTION OF BOARD—Appeal laid over to January 12, 1926, at 10 a. m., on written request of appellant.

889-25-A.

APPELLANT—Hemmerdinger Estate Corp., owner.

SUBJECT—Appeal from order of fire commissioner

PREMISES AFFECTED—South side of Dry Harbor road, 80 ft. from L. I. R. R., Glendale, Borough of Queens.

APPEARANCES—

For Appellant: Irving L. Weiser.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to January 12, 1926, at 10 a. m., on request of appellant's representative.

583-25-A.

APPELLANT—Ferdinand Tannenbaum, for General Box Company, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—151-65 Kent avenue, Brooklyn.

APPEARANCES—

For Appellant: Thomas J. Donovan.

For Administration: Inspectors Maher and Carroll of fire department.

ACTION OF BOARD—Appeal laid over to February 2, 1926, at 10 a. m., on request of appellant's representative.

169-25-A.

APPELLANT—The Salvation Army, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—533-537 West 48th street, Manhattan.

### APPEARANCES—

For Appellant: C. Miller.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to January 12, 1926, at 10 a. m., for final disposition, on request of appellant's representative.

295-25-A.

APPELLANT—The Salvation Army, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—533-537 West 48th street, Manhattan.

APPEARANCES—

For Appellant: C. Miller.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to January 12, 1926, at 10 a. m., for final disposition.

857-25-A.

APPELLANT—George M. Wood, for Pryibil Realty Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—520-4 West 41st street, Manhattan.

APPEARANCES

For Appellant: George M. Wood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

### THE RESOLUTION:

(857-25-A)

WHEREAS, George M. Wood, for Pryibil Realty Corporation, owner, filed, August 24, 1925, an appeal from an order of the fire commissioner, affecting premises 520-524 West 41st street, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 80167-F, dated June 17, 1925, reads:

"Provide iron shutters at all openings in the exterior wall above the 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at south side of building, or other approved protection as per Sec. 375, Art. 18, Chap. 5, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, five stories in height, 75 ft. 3 in. by 75 ft. 3 in. in area; OCCUPIED as a factory building, about 6 persons on each story; and

WHEREAS, the appellant claims that there are only two (2) windows affected on each of the 4th and 5th stories at south side of the building; that the building is equipped with a fire alarm system; that there is no existing fire hazard on either premises.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

584-25-A.

APPELLANT—Corona Preserve Fruit Co., lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—46-52 Columbia street, Brooklyn.

APPEARANCES—

For Appellant: George A. Eweler.



# MINUTES

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(584-25-A)

WHEREAS, Corona Preserve Fruit Company, lessee, filed, May 20, 1925, an appeal from an order of the fire commissioner, affecting premises 46-52 Columbia street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 8, 1925, reads (Order No. 70431-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, three stories (33 ft.) in height, 129 ft. 5 in. by 100 ft. 4 in. in area. OCCUPIED: 1st story, storage; 2nd story, manufacturing, 8 persons; 3rd story, storage; and

WHEREAS, the appellant proposes to change the occupancy of manufacturing from the 2nd story to the 3rd story, and cut an exit in rear wall leading to roof of adjoining building; and

WHEREAS, the appellant claims that the floor area is 11,623 square feet; that the building is located on the corner, easily accessible; that the occupancy is very small.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, so long as conditions as to occupancy and use remain substantially unchanged.

584-22-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Ohrbach's Affiliated Stores, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—46 East 14th street and 49 East 13th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(584-22-A)

WHEREAS, Croker National Fire Prevention Eng. Co., for Ohrbach's Affiliated Stores, Inc., lessee, filed, April 22, 1925, an amendment to this appeal from an order of the fire commissioner, affecting premises 46 East 14th street, 49 East 13th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 26524-F, reads:

"1. Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements,

cellars and roofs), placed within main stairway enclosure; each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto \* \* \*";

and

WHEREAS, the building is non-fireproof, six stories (87 ft. 9 in.) in height, 32 ft. by 206 ft. in area. OCCUPIED: 1st story, store, 30 persons; 2nd story, manufacturing, 15 persons; 3rd story, stockroom, 5 persons; 4th story, cutting, 15 persons; 5th story, cutting, 10 persons; 6th story, manufacturing, 37 persons; pent-house, manufacturing, 8 persons; MEANS OF EGRESS consisting of two interior stairways extending from the 1st story to the roof, enclosed in stud partitions, with wood lath and plaster on stair side and metal lath and plaster on loft side, with fireproof doors at openings; and

WHEREAS, under date of June 27, 1922, this appeal was denied by the board of appeals; since then the original lease has expired, the appeal reopened on December 15, 1925, by the board of standards and appeals under a new lessee and different occupancy as stated above; and

WHEREAS, the appellant proposes to install an approved sprinkler system; and

WHEREAS, the appellant contends that the building will then be provided with adequate fire protection; that the building is actually only 88 ft. 4 in. in height, also that the building faces two streets.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall be equipped with a sprinkler system; and that the pent-house shall be restricted to the use and occupancy of mechanical equipment in the operation of the premises, such as tanks, pumps and the like.

189-24-A.

APPELLANT—Taylor & Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—680 Morgan avenue, Brooklyn.

APPEARANCES—

For Appellant: Leonard Boyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(189-24-A)

WHEREAS, Taylor & Co., Inc., owner, filed, February 7, 1924, an appeal from decision of the fire commissioner, affecting premises 680 Morgan avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 17, 1924, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. \* \* \*";

and

WHEREAS, the building, facing on three streets, is non-fireproof, one story (approximately 22 ft.) and a small portion, in the center of the premises, two stories (approximately 28 ft.) in height; 220 ft. by 200 ft. (approximately 44,000 sq. ft.) in area; OCCUPIED as an iron foundry, 300 persons; and

WHEREAS, appellant contends that the building is patrolled by a night watchman; that there is a 2 in. standpipe connection in the building; that there are fifteen fire extin-



# MINUTES

guishers and also fire buckets of water located throughout the building.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be extended in height, area or dimension; and *granted* so long as present occupancy and use, namely, the conduct and operation of iron foundry, shall remain substantially unchanged.

158-25-A.

APPELLANT—J. Burmeister, for L. & W. Amusement Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—150 Beach 116th street, Rockaway Park, Borough of Queens.

APPEARANCES—

For Appellant: J. Burmeister.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(158-25-A)

WHEREAS, J. Burmeister, for L. & W. Amusement Company, owner, filed, February 6, 1925, an appeal with the board of appeals from a decision of the fire commissioner, affecting premises 150 Beach 116th street, Rockaway Park, Borough of Queens; and

WHEREAS, the order of the fire commissioner, No. 1795-24, dated February 2, 1925, reads:

"5. Pumps must be installed in duplicate where fire protection is dependent on the use of fuel oil for heating or steam.

"11. The arrangement of pump, burner and piping at same is not as approved by the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, two stories in height, 80 ft. by 200 ft. in area. OCCUPIED: 1st story, theatre and stores, 1,000 persons; 2nd story, club rooms, 25 persons; and

WHEREAS, the appellant contends re: to Item 5, that the building is equipped with two boilers, one is fired by an oil burner, the other always ready to be fired with coal; that the building is not dependent on the use of fuel oil for heating or steam; re: to Item 11, that the pump was approved by the board July 15, 1924, under Cal. No. 918-22-SA, and was part of the burner; the pump has been removed from the burner and placed on the wall of the boiler room.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 11, only *on condition* that the fuel oil burning installation shall be equipped with an approved burner and an approved fuel oil pump, installed in accordance with the fuel oil rules of the board of standards and appeals; and that the decision of the fire commissioner, as to Item 5, be and it hereby is *affirmed*, and the appeal as to this item be *denied*.

280-25-A.

APPELLANT—Edward P. Doyle, for Rhinelander Real Estate Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—163 Sixth avenue, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Flanagan, Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(280-25-A)

WHEREAS, Edward P. Doyle, for Rhinelander Real Estate Company, owner, filed, March 12, 1925, an appeal from an order of the fire commissioner, affecting premises 163 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 26, 1925, reads (Order No. 63903-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately, whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, three stories in height, 20 ft. by 100 ft. in area. OCCUPIED: 1st story, store; 2nd story, manufacturing furs, 4 persons; 3rd story, dwelling, 4 persons; two gas meters in the cellar of 5 and 10 lights capacity; gas is used for lighting, heating and cooking; and

WHEREAS, the appellant claims that there is a gas shut-off on the sidewalk; that the building is small and no danger of explosion or accumulation of gas exists in the cellar of this building.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

281-25-A.

APPELLANT—Edward P. Doyle, for Rhinelander Real Estate Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—165 Sixth avenue, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Flanagan, Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(281-25-A)

WHEREAS, Edward P. Doyle, for Rhinelander Real Estate Company, owner, filed, March 12, 1925, an appeal from an order of the fire commissioner, affecting premises 165 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 26, 1925, reads (Order No. 63893-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and



# MINUTES

conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately, whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof, three stories in height, 20 ft. by 100 ft. in area. OCCUPIED: 1st story, store; 2nd story, manufacturing furs, 4 persons; 3rd story, dwelling, 3 persons; two gas meters in the cellar of 5 and 10 lights capacity; gas is used for lighting, heating and cooking; and

WHEREAS, the appellant claims there is a gas shut-off valve on the sidewalk; that the building is small and there is no danger of explosion or accumulation of gas in the cellar of this building.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

282-25-A.

APPELLANT—Edward P. Doyle, for Rhinelander Real Estate Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—167 Sixth avenue, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Flanagan, Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(282-25-A)

WHEREAS, Edward P. Doyle, for Rhinelander Real Estate Co., owner, filed, March 12, 1925, an appeal from decision of the fire commissioner, affecting premises 167 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 26, 1925, reads:

“1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof, three stories in height, 20 ft. by 85 ft. in area. OCCUPIED: 1st story, stores; 2nd story, manufacturing, furs, 4 persons; 3rd story, dwelling, 3 persons; two gas meters in the cellar of 5 and 10 lights capacity; gas is used for lighting, heating and cooking; and

WHEREAS, the appellant claims there is a gas shut-off valve on the sidewalk; that the building is small and no danger of explosion or accumulation of gas in the cellar of this building.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

283-25-A.

APPELLANT—Edward P. Doyle, for Rhinelander Real Estate Co., owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—171-173 Sixth avenue, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Flanagan, Guilfoyle and Chief  
Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(283-25-A)

WHEREAS, Edward P. Doyle, for Rhinelander Real Estate Co., owner, filed, March 12, 1925, an appeal from decision of the fire commissioner, affecting premises 171-73 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 26, 1925, reads:

“1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11, 1924. Said valve to be attached to the gas supply pipes of the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof, four stories in height, 49 ft. by 75 ft. and 45 ft., irregular in area. OCCUPIED: 1st story, store; 2nd story, manufacturing, dresses, 33 persons; 3rd story, manufacturing, cloaks, 19 persons; 4th story, engraving, 2 persons; two gas meters in the cellar of 5 and 10 lights capacity; gas is used for lighting, heating and cooking; and

WHEREAS, the appellant claims there is a gas shut-off valve on the sidewalk; that the building is small and no danger of explosion or accumulation of gas in the cellar of this building.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

300-25-A.

APPELLANT—Edward P. Doyle, for By-Way Holding Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—543 Broadway and 114 Mercer street, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Flanagan, Guilfoyle and Chief  
Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(300-25-A)

WHEREAS, Edward P. Doyle, for By-Way Holding Company, Inc., lessee, filed, March 18, 1925, an appeal from an order of the fire commissioner, affecting premises 543 Broadway and 114 Mercer street, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated February 4, 1925, reads (Order No. 71305-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances."

and

WHEREAS, the building is fireproof, ten stories in height, 25 ft. by 200 ft. in area; OCCUPIED as a factory building, manufacturing clothing principally; about 20 persons on each story; the main gas meter of 100 lights capacity is located in the cellar; gas used for manufacturing purposes on all stories; and

WHEREAS, the appellant contends that the installation of a gas shut-off valve would not add to the safety of anyone in the case of fire; that it is not his duty to protect anyone against gas until the gas becomes his property; that the regulation of the use of gas should be made by the public service commission, which alone has jurisdiction.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

995-25-A.

APPELLANT—Charles H. Schumann, for Fredericka Schneer, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—785 East 135th street, The Bronx.

APPEARANCES—

For Appellant: Charles H. Schumann and Rudolph P. Miller.

For Administration: Inspector Maher of fire Department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Chief Kenlon 4

Negative ..... 0

Absent: Commissioner Flanagan..... 1

THE RESOLUTION:

(995-25-A)

WHEREAS, Charles H. Schumann, for Fredericka Schneer, owner, filed, September 29, 1925, an appeal from a decision of the fire commissioner, affecting premises 785 East 135th street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated August 25, 1925, reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof."

and

WHEREAS, the premises consist of a non-fireproof building facing on two street fronts, two stories (23 ft. 6 in.) in height, 51 ft. by 201 ft. 2 in. (approximately 10,300 sq. ft.) in area, connected by bridges to a building to east and a series of one and two-story sheds (occupied principally as boiler room) lying to the west of the main building, making a total area of approximately 13,300 sq. ft.; and

WHEREAS, the appellant contends that the premises are amply provided with exits; that the building is low in height and accessible on three sides to the fire department; that a night watchman is employed and that numerous city fire hydrants are in the immediate vicinity.

*Resolved*, that the decision of the fire commissioner be

and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing structure be not increased in height, area or dimension; that all horizontal openings between main building and adjoining extensions shall either be built up with masonry or equipped with self-closing fireproof doors; and *granted* only so long as the present operation of business use and occupancy of premises remains unchanged.

968-25-A.

APPELLANT—Rudolph P. Miller, for Point Holding Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Second avenue at 9th street, College Point, Borough of Queens.

APPEARANCES—

For Appellant: Rudolph P. Miller.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Flanagan and Chief

Kenlon ..... 4

Negative: Commissioner Guilfoyle..... 1

Absent ..... 0

THE RESOLUTION:

(968-25-A)

WHEREAS, Rudolph P. Miller, for Point Holding Corporation, owner, filed, September 18, 1925, an appeal from decision of the fire commissioner, affecting premises south side of Second avenue (14th road) at 9th street (118th street), College Point, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated August 31, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, placed within main stairway enclosure."

and

WHEREAS, the building is frame, one story (15 ft.) in height (there being a two-story (25 ft.) in height portion fronting Second avenue) and 197 ft. by 197 ft. in area; separated by walls of 8 in. hollow tile (with openings therein protected by approved fire doors) into four sub-areas; the maximum being 137 ft. by 197 ft. (26,989 sq. ft.) in area and the areas of the remainder being, respectively, approximately 5,900 sq. ft., 4,500 sq. ft. and 1,500 sq. ft. in area. OCCUPIED: 1st story, metal working and also wood working (door manufacturer), 50 persons; 2nd story, offices, 5 persons; and

WHEREAS, the appellant contends that the mixing room of the paint shop, the glueing room of the woodworking plant and the transformer room are all separated from the remainder of the premises by means of masonry walls with fire doors at openings; that the premises are amply provided with skylights; that a watchman service is provided and that on the 1st story there are seven doors leading to the street.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimensions; the woodworking and painting section to be separated from rest of premises by masonry walls, and that the woodworking department shall be separated from the painting department by a terra cotta or brick wall not less than 8 in. in thickness, unpierced throughout its entire height and length.

## BUILDING ZONE CASES.

1522-24-BZ.

APPLICANT—Edward P. Doyle, applicant, on behalf of Hugo Seidenberg, owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a residence district the



# MINUTES

maintenance of a building used for store purposes on the first story (previously withdrawn).  
**PREMISES AFFECTED**—129-02 Newport avenue, Belle Harbor, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred E. Smith, Jr., and Edward P. Doyle.

For Opposition: Stanley H. Mollenson, Rev. James Foran, Mrs. Heisman and others.

**ACTION OF BOARD**—Application laid over to January 19, 1926, at 10 a. m. (for final disposition), on request of applicant's representative.

1051-25-BZ.

**APPLICANT**—Henry S. Churchill and Charles B. Meyers, for Leo H. Wise, owner.

**SUBJECT**—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street wall of a portion of a building to a height in excess of the limitation imposed by the building zone resolution.

**PREMISES AFFECTED**—28-32 East 63rd street, Manhattan.

## APPEARANCES—

For Applicant: George L. Wills.

For Opposition: W. E. Bardusch, William I. Washburn and William P. Gay.

**ACTION OF BOARD**—Application laid over to January 19, 1926, at 10 a. m., on request of applicant's representative.

948-25-BZ.

**APPLICANT**—William F. Doyle, for David Tishman, owner.

**SUBJECT**—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

**PREMISES AFFECTED**—101-115 East 83rd street and 981-983 Park avenue, Manhattan.

## APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Flanagan and Chief Kenlon	4
Negative: Commissioner Guilfoyle	1
Absent	0

## THE RESOLUTION:

(948-25-BZ)

WHEREAS, William F. Doyle, for David Fishman, owner, filed, September 15, 1925, an application, under the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the zone resolution; premises 101-115 East 83rd street and 981-983 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the property is in a 1½ times height and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 2, 1925, reads:

"1. The portion of this building more than 150 ft. east of Park Avenue should have lawful setbacks above

a height of 90 ft. (Bldg. Zone Res.) as for a 1½ times district.";

and

WHEREAS, the proposed building is of fireproof construction, 15 stories (150 ft.) in height, with a frontage of 175 ft. 6 2-3 in. on East 83rd street and 76 ft. 11½ in. on Park avenue; to be occupied as apartment house; and

WHEREAS, the board concluded that applicant had established his basis of appeal under section 21 on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the street walls shall not exceed a height of one hundred and fifty (150) ft. on the street fronts; that the requirements of the building zone resolution shall be complied with in all other respects; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

950-25-BZ.

**APPLICANT**—C. A. Sandblom, for Weingarten Construction Co., owner.

**SUBJECT**—Application (re: decision of superintendent of buildings) under section 7-b of the building zone resolution to permit in a residence district extending from a business district the erection and maintenance of a motion picture theatre.

**PREMISES AFFECTED**—464-486 New Lots avenue, Brooklyn.

## APPEARANCES—

For Applicant: Isidore Oshlag.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

## THE RESOLUTION:

(950-25-BZ)

WHEREAS, C. A. Sandblom, for Weingarten Construction Company, owner, filed, September 15, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a motion picture theatre; premises 464-486 New Lots avenue, south side, between Bradford street and Wyona street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Lots avenue is in a business district; that Wyona street is in a residence district, and that Bradford street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 9, 1925, reads:

"Proposition contrary to the Zone Resolution. Art. II, Sec. 3.

"The erection of a motion picture theatre extending into a residential district.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 200 ft. and a depth of 106 ft. 7¼ in.; to be occupied as a motion picture theatre; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7-b of the building zone resolution and also that there would be practical difficulties



# MINUTES

and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the southerly gable wall shall be unpierced throughout its entire height and length; that the exterior face of the rear wall shall be finished with light-colored face brick; that there shall be no advertising display of any nature or description within the residence use area; that the use of any openings within the residence area shall be restricted to emergency exits as required by the code, emptying into courts within the property lines of the premises; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

974-25-BZ.

APPLICANT—Eric O. Holmgren, for Cripple Bush Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 7-c of the building zone resolution to permit the extension of a proposed building to be used for stores and also as a moving picture theatre from a business district into a residence district.

PREMISES AFFECTED—South side of Broadway, 203 ft. west of Forest avenue, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Eric O. Holmgren, Conrad Reubin and Irving Brown.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(974-25-BZ)

WHEREAS, Eric O. Holmgren, for Cripple Bush Realty Corporation, owner, filed, September 19, 1925, an application, under the building zone resolution, to permit the extension of a proposed building to be used for stores and also as a moving picture theatre, from a business district into a residence district; premises south side of Broadway, 203 ft. west of Forest avenue, Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district; that Pembroke avenue is in a residence district, and that Little Neck road is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 1, 1925, reads:

"Your application for a permit on the above location has been rejected for the following reasons:

"Erection of a theatre which extends into a residence district is prohibited by the Zone Law.";

and

WHEREAS, the proposed building is to be partly non-fireproof and the theatre proper fireproof construction, one and two stories in height, with a frontage of 125 ft. and a depth of 197 ft.; to be occupied as stores and moving picture theatre; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 7-c of the building zone resolution, and that there would not be practical difficulties and unnecessary hardship in carrying out the strict letter of the zoning resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

976-25-BZ.

APPLICANT—William F. Doyle, for Harry Strolovitz, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7-a, 7-b and 7-e of the building zone resolution to permit in a residence district the erection of an additional story to an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2094-2104 Union street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: A. E. Klapper, Henry Salant, K. Karl Klein and Alfred Nagelberg.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(976-25-BZ)

WHEREAS, William F. Doyle, for Harry Strolovitz, owner, filed, September 21, 1925, an application, under the building zone resolution, to permit in a residence district the erection of an additional story to an existing garage for the storage of more than five motor vehicles; premises 2094-2104 Union street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union street is in a residence district; that Sutter avenue is in a business district, and that Blake avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1925, reads:

"1. The addition of another story to an existing 1 story garage not permitted in a residential district. Zone Resolution, Art. 2, Sec. 3, Sub. 6 (a).";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board concluded that applicant's basis of appeal, namely, sections 7-a and 7-b of the building zone resolution, does not apply in this case, and that applicant was not entitled to relief thereunder.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1017-25-BZ.

APPLICANT—Herman Kaplan, for Wolcott Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—325-333 McDougal street, Brooklyn.

APPEARANCES—

For Applicant: I. T. Flatto.

For Opposition: William M. Brady and others.

ACTION OF BOARD—Application denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Flanagan and Guilfoyle and  
Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(1017-25-BZ)

WHEREAS, I. T. Flatto, attorney for Wolcott Holding Corp., owner, filed, October 3, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 325-333 McDougal street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that McDougal street, Stone avenue and Broadway are all in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 30, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sections 14 and 15. (The erection of a public garage for more than five motor vehicles in a business district.)";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board concluded that applicant was not entitled to relief under section 21 of the building zone resolution, namely, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

91-23-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Louis Trotter, owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1772 60th street, Brooklyn.  
APPEARANCES—None.

ACTION OF BOARD—Application dismissed:  
THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle.... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(91-23-BZ)

WHEREAS, the Croker National Fire Prevention Engineering Co., for Louis Trotter, owner, requested a reopening of this case, previous dismissed for lack of prosecution, which request was granted by vote of the board; and

WHEREAS, papers have not been completed.

*Resolved*, that the case be and it hereby is *dismissed*.

249-25-BZ.

APPLICANT—Thomas Bruce Boyd, Inc., for Bay Ridge Savings Bank, owner.

SUBJECT—Application for approval of drawings as per resolution adopted by this board re: application (decision of superintendent of buildings) to permit in a residence district extending from a business district the erection and maintenance of a business building to be used for banking purposes.

PREMISES AFFECTED—5315-5325 Fifth avenue, Brooklyn.

APPEARANCES—

For Applicant: George H. McCormack.

For Opposition: None.

ACTION OF BOARD—Plans approved, as to south and west facades, as being in compliance with resolution.

THE VOTE TO APPROVE PLANS AS TO FACADES—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle.... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

Adjourned 1.45 p. m.

JAMES O'CONNOR, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JANUARY 5, 1926.

Present: Chairman Walsh, Commissioners Connell, Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

809-25-S.

PETITIONER—29 West 50th Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—29 West 50th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to January 19, 1926, at 2 p. m., on written request of petitioner.

775-25-S.

PETITIONER—Henry S. Lion, for Sherr Bros., lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Henry S. Lion.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Guilfoyle and Chief Kenlon .... 4  
Absent: Commissioner Flanagan ..... 1

## THE RESOLUTION:

(775-25-S)

WHEREAS, Henry S. Lion, for Gilbur Corp., owner, filed, July 27, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 501 Seventh avenue, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated July 7, 1925, reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 98 ft. 9 in. by 244 ft. in area; OCCUPIED, tenant factory; about 75 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire tower at north center side of the building; and

WHEREAS, the petitioner, who occupies the westerly half of 12th story, contends that his floor space is divided by dwarf wood partitions 7 ft. in height; that there is no manufacturing done in the rooms, and requests the board to permit the wood partitions as erected to remain in place.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

856-25-S.

PETITIONER—William H. Meyer, for Clement H. Smith, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1968 Prospect avenue, rear, Bronx.

APPEARANCES—

For Petitioner: William H. Meyer.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Flanagan ..... 1

THE RESOLUTION:

(856-25-S)

WHEREAS, William H. Meyer, for Clement H. Smith, owner, filed, August 21, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1968 Prospect avenue, rear, Borough of Bronx; and

WHEREAS, the order of the fire commissioner, dated August 3, 1925, reads:

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law:

"1. Provide an interior stairway at the north and at the south side of building, built of incombustible material at least 44 in. in width, to serve as required means of exits, extending from 1st to 2nd story, with safe passageway to the street. \* \* \*"

"The stairways, including the landings, platforms and passageways connecting therewith, must be enclosed on all sides with partitions of fireproof material extending continuously from the lowest story to which stairway extends to three feet above the roof, \* \* \*";

and

WHEREAS, the building is non-fireproof, located on the rear of the lot, two stories in height, 32 ft. by 75 ft. in area; OCCUPIED as a factory building; 25 persons on each story. EXITS: An open exterior wooden stairway, extending from the 1st story to 2nd story; ROOFS of adjoining buildings: No adjoining buildings; and

WHEREAS, the petitioner proposes to cut an additional exit door from 2nd story at northwest corner of building and provide an exterior iron stairway 4 ft. wide leading to the ground with a gooseneck ladder extending to the roof; he contends the building and occupancy is small and files a copy of certificate of occupancy No. 25-1916, permitting light manufacturing in the building.

Resolved, that the board of standards and appeals does

hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that an exterior iron stairs shall be provided in the 10 ft. court at the north end, additional to the existing wooden stairs, both stairs to be enclosed with corrugated metal, equipped with glazed sash on the run of the stairs and on the platform; egress to be provided and maintained from the termination of the stairs at grade level by means of an open, unobstructed court leading direct to street; granted so long as conditions remain unchanged and that the building be not increased in height, area or dimension.

862-25-S.

PETITIONER—G. A. & H. Boehm, for No. 124 West 47th Street Co., Inc., owner.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—197-199-201 Greene street, Manhattan.

APPEARANCES—

For Petitioner: George A. Boehm.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition in part and denied in part.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Flanagan ..... 1

THE RESOLUTION:

(862-25-S)

WHEREAS, G. A. & H. Boehm, for No. 124 West 47th Street Company, Inc., owner, filed, August 25, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 197 and 199-201 Greene street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner read:

Order No. 79453-LD—

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law.

"1. Arrange the horizontal balconies at rear of building on the 2nd, 3rd, 4th & 6th stories, so as to conform with the provisions of Section 267 of the Labor Law. Among the defects noted on these balconies are as follows: Kalamein doors with plain glass panels opening on same. Window openings within 30 ft. of open balconies in the connected buildings not encased in metal frames and sashes and provided with wire glass, or provide a second means of exit on the 2nd, 3rd, 4th & 6th stories by constructing horizontal exits having openings not less than 44 in. wide in the division wall between buildings, said openings to be protected by fire doors as per Section 267 of the Labor Law or carry out a proper alternative method of complying with the requirements of the Labor Law, Section 271.

"2. Provide an additional means of exit from the cellar and sub-cellar, said exit to be located at the south side of building remote from existing exit, in accordance with the provisions of Section 271 of the Labor Law."

Order No. 79456-LD—

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law:

"1. Provide an additional means of exit from the cellar and sub-cellar, said exit to be located at the north side of building remote from existing exit, in accordance with the provisions of Section 271 of the Labor Law.

"2. Arrange the open horizontal balconies at rear of the building on the 2nd, 3rd, 4th & 6th stories so as to conform with Section 267 of the Labor Law.



# MINUTES

Among the defects noted on these balconies are as follows: Kalamein doors with plain glass panels opening on same. Window openings within 30 ft. of open balconies in the connected buildings not encased in metal frames and sashes and provided with wire glass.

"Provide a second means of exit on the 2nd, 3rd, 4th & 6th stories by constructing horizontal exits having openings not less than 44 in. wide in the division wall between buildings, said openings to be protected by fire doors as per Section 267 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.";

and

WHEREAS, the premises consists of two non-fireproof buildings, six stories in height, 73 ft. 11 in. by 95 ft. in total area at the 1st story and 73 ft. 11 in. by 87 ft. 6 in. in area above. OCCUPIED: 1st story, stores; 2nd to 6th story, inclusive, manufacturing, 30 persons on each story of each building; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway in each building extending from the 1st story to the roof, enclosed in fireproof partitions with fireproof doors at the openings, and an open interior stairway from cellar to 1st story in each building; a horizontal exit through party wall at first story with a fireproof sliding door on either side; an open outside party wall balcony at rear of each story above the 1st story; and

WHEREAS, the petitioner claims that both the department of labor and the bureau of buildings approved the exits of this building as they were in 1916; that it would be an unnecessary hardship if compelled to reconstruct these exits.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 2 (Order No. 79453) and as to Item No. 1 (Order No. 79456), *on condition* that a horizontal exit shall be provided in the subdividing fore and aft wall at the rear of the cellar and sub-cellar, opening to be equipped with self-closing fireproof door; that the stairways in the cellars and sub-cellars shall be enclosed in fire-resisting material, with self-closing fireproof doors; *granted* only so long as conditions as to occupancy and use otherwise remain unchanged; and *denied*, as to Item No. 1 (Order No. 79453) and Item No. 2 (Order No. 79456).

878-25-S.

PETITIONER—William F. Doyle, for 1412 Broadway, Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—1410-12 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Chief Kenlon.. 4

Negative ..... 0

Absent: Commissioner Flanagan ..... 1

THE RESOLUTION:

(878-25-S)

WHEREAS, William F. Doyle, for 1412 Broadway, Inc., owner, filed, August 28, 1925, a petition for variation of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 1410-1412 Broadway, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 20, 1925, reads:

"2. No pane of glass must exceed 720 square inches in area. Section 264-7c of Labor Law.";

and

WHEREAS, the building is fireproof, 24 stories in height, 161 ft. 8¼ in. by 76 ft. 10½ in. and 98 ft. 9 in., irregular, in area; OCCUPIED as a factory building; about 100 persons on each story; EQUIPPED with a fire alarm signal system; and

WHEREAS, the petitioner proposes to install plate glass windows on the street fronts, the maximum integral area of glass at 1st story, 90 sq. ft.; 2nd story, 42 sq. ft.; 3rd story, 40.5 sq. ft.; 4th story, 38.3 sq. ft.; he contends that by complying with the strict letter of the labor law the architectural effect of the building would be marred.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front of the four (4) lower stories, *on condition* that all openings shall be equipped with approved metal frames and sash, glazed with ¼ in. polished plate glass; and *on further condition* that the requirements of the labor law shall be complied with in all other respects.

885-25-S.

PETITIONER—William F. Doyle, for 570 Seventh Ave. Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—570-576 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Chief Kenlon.. 4

Negative ..... 0

Absent: Commissioner Flanagan ..... 1

THE RESOLUTION:

(885-25-S)

WHEREAS, William F. Doyle, for 570 Seventh Ave. Corp., owner, filed, August 31, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 570-576 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated August 17, 1925, reads:

"13. Windows which will not be provided with self-closing device must comply in all respects with rules adopted by Board of Appeals under date of January 11, 1921. Calendar No. 478-20-S.";

and

WHEREAS, the building is fireproof, 20 stories in height, 72 ft. 8¼ in. by 99 ft. 11¾ in. in area; OCCUPIED as a factory building; EQUIPPED with a sprinkler system; and

WHEREAS, the petitioner proposes to eliminate the self-closing devices on all windows except where they form an exposure and are within 30 ft. from any other opening in any other building and not in the same plane with said opening, or, when said opening is not more than 50 ft. above a neighboring roof; he contends the building is fireproof, that the 1st story will be used for stores, the 2nd to 20th stories will be occupied by offices or showrooms, with possible manufacturing.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the street front, up to and inclusive of the 12th story, *on condition* that the requirements of the labor law shall be complied with in all other respects.

Adjourned 5.10 p. m. To be continued at special hearing on Wednesday, January 6, 1926, at 2 p. m.

JAMES O'CONNOR, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING.

WEDNESDAY AFTERNOON, JANUARY 6, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

456-25-S.

PETITIONER—Emil Guterman, for Ernest Kresse, owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—320-330 Van Buren street, Brooklyn.

APPEARANCES—

For Petitioner: Emil Guterman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to January 19, 1926, at 2 p. m., to submit corrected plans.

365-25-S.

PETITIONER—Emil Guterman, for Yetmar Realty Corporation, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—2139 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Emil Guterman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(365-25-S)

WHEREAS, Emil Guterman, for Yetmar Realty Corporation, owner, filed, April 3, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 2139 Third avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 22, 1925, reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. \* \* \*. SEE NOTE.

"NOTE: Among the defects noted on this fire escape are the following: No balcony on 2nd story. No 60 degree stairway continuing from 3rd story balcony to 2nd story. No safe egress to street from 2nd story.

"2. Extend the interior stairway at the north side of building to the roof, as per Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 100 ft. in area at 1st story and 25 ft. by 60 ft. in area above. OCCUPIED: 1st story, store; 2nd story, tailor, 10 persons; 3rd story, tailor, 5 persons; 4th story, vacant at present. EXITS: An interior non-fireproof stairway, extending from the 1st story to top story; enclosed in wood stud, lath and plaster partitions with wooden doors at openings; on the rear of the building a party wall fire escape balcony on the 4th story (connecting by stair to roof) and also on the 3rd story, connecting with the fire escape on the adjoining building, which is under the same ownership; with egress from the fire escape on

the adjoining building by means of counterbalanced stair to East 117th street; openings along the course of the fire escape are fireproof; and

WHEREAS, petitioner contends that a second means of egress from the 2nd story may be had through door leading to roof of one-story extensions to ladder leading to street; and proposes to enlarge the scuttle opening in roof and to provide a stationary iron ladder leading thereto and to provide, also, on the 2nd story an opening in the party wall leading to the adjoining building, said opening protected with fireproof self-closing door.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 1, on condition that a balcony fire escape shall be provided with connecting stairs of not less than 60 degrees on the rear of building for the 3rd and 4th stories extending across the entire rear of the adjoining premises to the north connecting with counterbalanced stairway to the sidewalk level, and that a horizontal exit shall be provided at the 2nd story floor level connecting with adjoining premises to the north, and that a casement opening equipped with fireproof door shall be provided on the rear of the 2nd story to the roof of extension with iron steps to roof of the adjoining one-story extension to the north from which there shall be provided and maintained a portable iron ladder for egress from said extension roof to street; granted, as to Item No. 2, on condition that a fixed double-rung iron ladder shall be provided from the top story hall to scuttle in roof, the scuttle to be not less than 2 ft. by 2 ft. 6 in. in area; the hatchway between the ceiling and roof to be not less than 9 sq. ft. in area; and on further condition that the building shall not be occupied by more than 24 persons above the 1st story.

489-25-S.

PETITIONER—Emil Guterman, for Picker Service Building, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—686-88 Lexington avenue, Manhattan.

APPEARANCES—

For Petitioner: Emil Guterman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Guilfoyle, Flanagan and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(489-25-S)

WHEREAS, Emil Guterman, for Picker Service Building, Inc., owner, filed, May 8, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 686-8 Lexington avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 27, 1925, reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law."

and



# MINUTES

WHEREAS, the building is non-fireproof, five stories in height, 33 ft. 4 in. by 86 ft. in area. OCCUPIED: 1st story, storage; 2nd story, stores, 3 persons; 3rd story, silversmith, 10 persons; 4th story, manufacturing, ex-ray outfits, 25 persons; 5th story, manufacturing, dresses, 20 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in brick walls with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the first story rear fire escape balcony; with EGRESS from the termination of the fire escape by means of stairs to yard adjoining at south; ROOFS of adjoining buildings 12 stories higher at north, same level at south; and

WHEREAS, the petitioner contends that he is also the owner of the premises adjoining at south, where permanent egress is maintained through the yard; he also proposes to provide additional gates in fence to adjoining yards.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape, on condition that an iron stairway shall be provided from the lowest balcony to the yard level of the adjoining premises to the south, in the same ownership; with egress through premises to Lexington avenue; and that a door shall be provided in the fence to the yard of adjoining premises to the west, with egress therefrom to 56th street; and granted so long as conditions as to occupancy and use otherwise remain substantially unchanged.

521-25-S.

PETITIONER—Corona Preserve Fruit Company, lessee.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—46-52 Columbia street, Brooklyn.

APPEARANCES—

For Petitioner: George W. Eweler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(521-25-S)

WHEREAS, Corona Preserve Fruit Company, lessee, filed, June 15, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 46-52 Columbia street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner read: Order No. 76753-LD—

"1. Arrange the stationary metal bars on windows on 1st and 2nd stories, northeast sides of building, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

Order No. 78941-LD—

"1. Arrange the fire escape on the north side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method

of complying with the requirements of Sec. 271 of the Labor Law.

"(1) No 60 degree connecting stairway between balconies. (2) No counterbalanced stairway from the lowest balcony to the street. (3) Windows on course not fireproof, not self-closing.

"2. Remove the substandard fire escape on the east side of the building or reconstruct same as per Sec. 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9, 1924. Among the defects noted are the following:

"(1) No 60 degree connecting stairways between balconies. (2) No stairway from the lowest balcony to street. (3) Windows on course not fireproof, not self-closing."

and

WHEREAS, the building is non-fireproof, three stories in height, 125 ft. 9 in. by 100 ft. 4 in. in area. OCCUPIED: 1st story, storage; 2nd story, manufacturing, 8 persons; 3rd story, storage. EXITS: An open wooden interior stairs, extending from 1st story to 3rd story; two substandard fire escapes, one on each of the north and east street fronts of the building, extending from the 2nd to 3rd story, having non-fireproof openings on the course thereof, with no means of egress from the 2nd story balcony to the sidewalk; ROOFS of adjoining buildings 13 ft. lower at west, 8 ft. lower at south; and

WHEREAS, the petitioner claims that there are 12 windows in east elevation and 6 windows in north elevation which are barred; he proposes to remove bars from windows, opening on the fire escapes; to transfer the manufacturing occupancy from the 2nd story to the 3rd story; to cut an exit door in rear wall leading to roof of adjoining building; to provide each of the two fire escapes on the street fronts with vertical connecting ladders from the 2nd story to 3rd story, a drop ladder from the 2nd story balcony to sidewalk, also a gooseneck ladder from the 3rd story balcony to roof; he contends that the building is of mill construction, has a small occupancy and used mainly for warehouse purposes.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 78941, on condition that both existing fire escapes on each street front shall be equipped with 60 degree connecting stairways with counterbalanced drop ladder in guides from the lowest balcony to the ground; and that the occupancy of the premises shall be limited to 9 persons above 1st story, not more than 3 of which shall occupy the 3rd story, and that the building shall not be increased in height, area or dimensions; and denied as to Order No. 76753, Item 1.

460-25-S.

PETITIONER—Theodore B. Barringer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—3291 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Fred W. Tropp

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(460-25-S)

WHEREAS, Theodore B. Barringer, owner, filed, April 30, 1925, a petition with the board of standards and appeals for



# MINUTES

a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 3291 Third avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 74716-LD, dated March 28, 1925, reads:

"1. Arrange the fire escape on the front of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"Among the defects noted is the following:

"No counterbalanced stairway from 2nd story balcony to ground.";

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 80 ft. in area at 1st story and 25 ft. by 72 ft. in area above. OCCUPIED: 1st story, store; 2nd story, manufacture of dresses, 21 persons; 3rd story, manufacture of coats, 12 persons. EXITS: An interior non-fireproof stairway, extending from the 1st story to roof, enclosed in fire-resisting partitions with kalamein and wire-glass doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from top story, with gooseneck ladder to roof, to the 1st story balcony, with counterbalanced drop ladder to street; ROOFS of adjoining buildings to south 7 ft. 6 in lower, to north 8 ft. higher; and

WHEREAS, petitioner contends, in view of the small occupancy, that the counterbalanced ladder affords an adequate means of egress to the street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the lowest balcony of the fire escape, on condition that counterbalanced drop ladder in guides shall be provided and that the fire escape shall otherwise comply with the requirements of the labor law.

659-25-S.

PETITIONER—Emery Roth, for Church of The Holy Innocents, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—135-139 West 36th street and 122-126 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Julian Roth.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(659-25-S)

WHEREAS, Emery Roth, for Church of the Holy Innocents, owner, filed, June 25, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises 135-139 West 36th street and 122-126 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated April 14, 1925, reads:

"20. All windows including show windows should conform to Section 264 of Labor Law and Rule 503 of Industrial Code. Show panes not over 720 square inches and not over 48 in. in any dimension.";

and

WHEREAS, the building is fireproof, 20 stories in height, 59 ft. 7 in. by 77 ft. 4 in. in area. OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing; approximately 70 persons per story; and

WHEREAS, there are openings in the street walls of the building, on the 1st, 2nd and 3rd stories, glazed with plate glass, the maximum area of the glass being: on the 1st story, 120 sq. ft.; 2nd story, 40 sq. ft., and on the 3rd story, 40 sq. ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law, as to the area of the glass, would destroy the intended use of the three lowest stories and would also affect the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the three lower stories on the street front, on condition that all openings shall be equipped with approved metal frames and sash, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

860-25-S.

PETITIONER—Morris Rosenberg, for Aimwell Realty Corporation, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—13-19 University place, Manhattan.

APPEARANCES—

For Petitioner: Morris Rosenberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(860-25-S)

WHEREAS, Morris Rosenberg, for Aimwell Realty Corp., owner, filed, August 24, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises 13-19 University place, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated July 22, 1925, read:

No. 83259-LD—"1. Arrange main entrance doors and door to 1st story south to open outwardly, as per Sec. 271 of the Labor Law."

No. 83257-LD—"1. Provide an additional means of exit from the cellar, said exit to be located at north, south and west sides of building.";

and

WHEREAS, the building is non-fireproof, six stories in height, 118 ft. 6 in. by 75 ft. 6 in. in area. OCCUPIED: Cellar, storage, 1 person; 1st story, sponging cloth, 30 persons; 2nd story, manufacturing, hats, 30 persons; 3rd story, manufacturing, clothing, 30 persons; 4th story, manufacturing, hats, 30 persons; 5th story, manufacturing, clothing, 30 persons; 6th story, manufacturing, picture frames, 30 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior iron and slate stairway, extending from 1st story to roof; enclosed in brick walls, with fireproof doors at all openings; an open interior stairway from cellar to 1st story; two fire escapes on front of the building, extending from top story to 2nd story, with counterbalanced ladder to sidewalk; ROOFS of adjoining building 4 ft. lower at south; and

WHEREAS, the petitioner proposes, re: to Order 83259-LD, to secure the double front doors by a chain and lock against



# MINUTES

the wall during working hours, and to comply with rest of the order; he contends, re: Order 83257-LD, that there are two engineer's ladders from cellar leading to the street, also that the cellar is used strictly for storage and no one employed there.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 83257, Item No. 1, *on condition* that fixed iron stairs shall be provided from cellar to hatchway at sidewalk, equipped with hinged cover at street level (2 ft. by 3 ft.) at both the University place and the 8th street fronts; and *denied* as to Order No. 83259, Item No. 1.

899-25-S.

PETITIONER—Robert Teichman, for estate of Sol. M. Swartz, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—121-123 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Robert Teichman.

For Opposition: R. F. Jacobus.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(899-25-S)

WHEREAS, Robert Teichman, for Est. of Sol. M. Swartz, owner, filed, September 3, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 121-3 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 83795-LD, dated August 15, 1925, reads:

"1. Provide safe and unobstructed egress from the lowest termination of the fire escape at rear of building, by constructing a fireproof passageway with an unobstructed width of at least three feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.

"2. Remove the sub-standard fire escape on the front of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 9th, 1924. Among the defects noted are the following:

"1. Windows on course not fireproof, self-closing.

"2. No 60 degree connecting stairs.

"3. No drop ladder in guides from lowest balcony to ground."

and

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 92 ft. in area at 1st story and 50 ft. by 85 ft. in area above. OCCUPIED: 1st story, shipping, 41 persons; 2nd story, manufacturing dolls, 13 persons; 3rd story, manufacturing dolls, 45 persons; 4th story, manufacturing hat-blocks, 16 persons; 5th story, manufacturing dolls, 18 persons; 6th story, manufacturing dolls, 27 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from 1st story to top story, enclosed in partitions of stud-metal lath and  $\frac{3}{4}$  in. of Portland cement mortar, with fireproof doors at all openings; a fire escape on the rear of the building,

having fireproof openings on the course thereof, extending from the roof to the yard of adjoining building at west; ROOFS of adjoining buildings 12 ft. lower at north and south; and

WHEREAS, the petitioner claims, re: Item 1 of the order, that egress from rear fire escape is to adjoining yard at west and through buildings to Prince and Wooster streets; that to construct a fireproof passageway would cause unnecessary hardship; petitioner requests that the exits be accepted by the board without any further change.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

911-25-S.

PETITIONER—Oscar Stern, representing Polhemus & Coffin, for Arthur Greenbaum, Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—232 Madison avenue and 15-17 East 37th street, Manhattan.

APPEARANCES—

For Petitioner: Oscar Stern.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(911-25-S)

WHEREAS, Oscar Stern, representing Polhemus & Coffin, for Arthur Greenbaum, Inc., owner, filed, September 9, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises 232 Madison avenue and 15-17 East 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated August 31, 1925, reads:

"This amendment is disapproved with the following objections:

"18. No window pane may exceed 720 sq. in. in area. L. L., Section 264-7."

and

WHEREAS, the building is fireproof, 16 stories in height, 150 ft. by 98 ft. 9 in. in area. OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing; approximately 110 persons per story; and

WHEREAS, there are openings on the 1st, mezzanine and 2nd stories, in the Madison avenue and also the East 37th street walls of the building glazed with plate glass, the maximum area of the glass on the respective stories being: 1st story, 6,720 sq. in.; mezzanine, 2,856 sq. in.; 2nd story, 5,152 sq. in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law, as to the area of the glass, would destroy the intended use of the stories in question and would also affect the architectural effect of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows of street front on 1st and 2nd stories, *on condition* that openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the labor law requirements shall be complied with throughout in all other respects.

770-25-S.

PETITIONER—Charles H. Richter, for Adler's Monument & Granite Works, lessee.

SUBJECT—Application for reopening—variation of labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—148 East 57th street, Manhattan.

## APPEARANCES—

For Petitioner: Charles H. Richter.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition modified.

CONDITIONS—As specified in resolution.

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief Kenlon

Negative ..... 5  
Absent ..... 0

## THE RESOLUTION:

(770-25-S)

WHEREAS, Charles H. Richter, for Adlers Monument and Granite Works, lessee, filed, July 25, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 148 East 57th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 20, 1925, reads (Order No. 75781-LD):

"Provide an outside iron balcony fire escape on the rear of the building conforming to Section 273 of the Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills, properly secured, when sill is more than 8 in. above the floor level. Where there is no safe egress from the roof, a gooseneck ladder shall be provided from the top balcony to the roof. Unobstructed egress from the foot of the fire escape shall be as required by Sec. 273 of the Labor Law, or to open adjoining yard, with egress to the street, or carry out a proper alternative method of complying with Rule 3 of the Board of Standards and Appeals adopted July 29th, 1924."

and

WHEREAS, the building is non-fireproof, two stories in height, 18 ft. by 99 ft. in area at 1st story; OCCUPIED as a factory, 15 persons on the 2nd story. EXITS: An interior wooden stairway, extending from the 1st story to 2nd story; enclosed in lath and plaster partitions with wooden doors at openings; ROOFS of adjoining buildings same level; and

WHEREAS, the petitioner proposes to construct a party wall balcony at front on 2nd story connecting with fire escape balcony of premises adjoining at the west, which is under the same ownership; furthermore, he claims that there are practical difficulties in providing a standard fire escape on the rear with egress from the same; that the front part of 2nd story is the only part occupied, and requests the board to accept his proposition in lieu of complying with fire escape Order No. 75781-LD; and

WHEREAS, this petition was granted by the board at its meeting November 24, 1925, on certain conditions, and petitioner requested a modification of the conditions so as to omit the party wall connections.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the manufacturing use shall be confined to a space within 35 ft. of the street front; that a fire escape balcony shall be provided on front of building, 2nd story, with steps from floor of room to window sill and casement window opening to fire escape and a counterbalanced drop ladder in guides from balcony to street; and granted only so long as both structures remain in single ownership; and only so long as conditions as to occupancy and use remain substantially unchanged and this building be not increased in height or area.

265-25-S.

PETITIONER—Abraham J. Halpern, for Dian Building Corp., owner.

SUBJECT—Application for reopening variation of labor law as cited in decision of superintendent of buildings).

PREMISES AFFECTED—233-235 West 26th street, Manhattan.

## APPEARANCES—

For Petitioner: Abraham J. Halpern.

For Administration: None.

ACTION OF BOARD—Petition restored to calendar and granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE TO RESTORE TO CALENDAR AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Flanagan and Chief Kenlon

Negative ..... 5  
Absent ..... 0

## THE RESOLUTION:

(265-25-S) \*

WHEREAS, Abraham J. Halpern, for the Dian Building Corp., owner, filed, March 9, 1925, a petition with the board of standards and appeals for a variation of the requirements of the labor law, as cited in order of the superintendent of buildings, affecting premises 233-235 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated February 3, 1925, reads:

"12. Panels of plate glass for front first and second story windows should not exceed 720 sq. in."; and

WHEREAS, the building is fireproof, nine stories in height, 50 ft. by 100 ft. in area; OCCUPIED as a tenant factory; approximately 30 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to the roof; there are openings in the front of building on the 1st and 2nd stories, glazed with 1/4 in. plate glass; the maximum area of the glass in the 1st story being 10 ft. 3 in. by 4 ft. 6 in., and the maximum area of the glass on the 2nd story being 10 ft. 4 in. by 6 ft.; and

WHEREAS, petitioner contends that a strict compliance with the law as to the area of the glass would destroy the proposed use of these two stories and would affect the architectural appearance of the building; and

WHEREAS, this petition was dismissed for lack of prosecution November 20, 1925, and restored to calendar by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on street fronts on the two lower stories, on condition that the openings shall be equipped with approved metal frames and sash, glazed with 1/4 in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL.

865-25-SA.

PETITIONER—Thomas Keenan.

SUBJECT—Approval of Keenan High Pressure Brilliant Gas Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition laid over to reserve calendar subject to inspection.

887-25-SA.

PETITIONER—O. J. Moussette Co.

SUBJECT—Approval of Moussette Oil Burner.



# MINUTES

APPEARANCES—None.

ACTION OF BOARD—Laid over to reserve calendar subject to inspection upon notification of installation.

940-25-SA.

PETITIONER—Combustion Utilities Corporation.

SUBJECT—Approval of Doherty Gas Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition laid over to reserve calendar.

1032-25-SA.

PETITIONER—Melco Engineering Corporation.

SUBJECT—Approval of Melco Automatic Oil Burner, type A.

APPEARANCES—None.

ACTION OF BOARD—Petition laid over to reserve calendar, subject to inspection upon notification of installation.

1060-25-SA.

PETITIONER—American Machine & Foundry Co.

SUBJECT—Approval of Rotary Pressure Pump.

APPEARANCES—

For Petitioner: C. Q. Wright.

For Administration: None.

ACTION OF BOARD—Petition laid over to reserve calendar, subject to report from the engineer.

Adjourned 4.30 p. m.

JAMES O'CONNOR, Secretary.

# MINUTES

## CORRECTION.\*

The minutes of the meeting of the board of standards and appeals held Tuesday morning, December 29, 1925, as they appeared in Bulletin No. 1, Vol. XI, are hereby corrected to read as follows:

### THE RESOLUTION:

(1475-24-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for L. Schepp Co., owner, filed, December 15, 1924, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 165-9 Duane street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 26, 1924, reads:

"Order No. 68693-LD:

"1. Enclose the interior stairway at west side of division wall at centre of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law \* \* \*.

"2. Remove the substandard fire escape on the east and west sides of building or reconstruct same in accordance with Section 274 of the Labor Law except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided.

"3. Provide an additional required means of exit on each floor of the building, remote from existing stairway located at west side of division wall at centre of building, preferably located at the north side of build-

\*Correction—Words "the easterly" omitted in 6th line of last paragraph and words "both" substituted; letter "s" added to word "section" and to "stairway" and word "in both sections" added line 9 of last paragraph and words "that \* \* \* throughout" omitted lines 11 and 12.

ing, in accordance with the requirements of Section 271 of the Labor Law.";

and

WHEREAS, the building is separated into two sections by a fore and aft brick wall with openings therein on all stories excepting the 1st, 3rd and 5th stories, and is non-fireproof, ten stories in height, 100 ft. 6 in. by 77 ft. 10 in. in area; OCCUPIED for drying, shredding and packing coconut and also for the storage of shoes on the 4th and 5th stories, 78 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS: Two interior wooden stairways, the westerly one extending from the 1st to the top story and the easterly one extending from the 1st story to the roof, partly enclosed in wooden partitions with wooden doors at the openings, a sub-standard fire escape on the Hudson street front and also one on the Staple street front of the building; ROOFS of adjoining buildings are 6 ft. lower; and

WHEREAS, this petition was granted by the board at its meeting February 24, 1925, on certain conditions, and petitioner requested a modification of these conditions as to stairway enclosures 1st story; and

WHEREAS, petitioner proposes to cut openings in the division wall on the 3rd and 5th stories and to provide fireproof doors at all openings in the wall from the 2nd to the 10th story, inclusive; and proposes also to change to 45 degrees the pitch of the connecting stairs between the fire escape balconies and also to raise the railings on the said balconies to a height of 4 ft. 6 in.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 2, on condition that the fire escapes shall be brought up to standard; granted, as to Item No. 3, on condition that the stairhall enclosure in both sections shall be enclosed in fire retarding partitions throughout, in accordance with the rules of the board of standards and appeals, except that the stairways in both sections may terminate at 1st story in rear of elevator with self-closing fireproof door at 1st story termination; denied as to Item No. 1.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 18A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ( $1/200$ ) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $7/8$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $1/4$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $1/2$ ) inch plaster boards, or three-eighths ( $3/8$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $1/4$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, one-half ( $1/2$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, two thicknesses of one-quarter ( $1/4$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	0
Cases filed up to and including January 6, 1926 .....	14	Dismissed .....	1
Restored to calendar .....	2	Denied .....	11
MISCELLANEOUS APPLICATIONS.		Granted .....	0
Requests to reopen .....	3	Granted on condition .....	20
Requests to amend .....	0	Appliances approved .....	0
Requests for modification .....	1	Appliances dismissed, disapproved or withdrawn.....	0
Requests to rescind .....	0	Rules approved .....	0
Requests for extension of time .....	0	Rules disapproved or rescinded .....	0
Requests for extension of permit .....	0	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	0	Requests to reopen granted .....	3
Requests for approval of plans .....	1	Requests to reopen denied .....	0
Administrative requests .....	0	Requests to amend granted .....	0
Requests for interpretation .....	0	Requests to amend denied .....	0
Total .....	764	Requests for modification granted .....	1
Disposed of .....	37	Requests for modification denied .....	0
Cases pending January 6, 1926 .....	727	Requests to rescind granted .....	0
		Requests to rescind denied .....	0
		Requests for extension of time granted .....	0
		Requests for extension of time denied .....	0
		Requests for extension of permit granted .....	0
		Requests for extension of permit denied .....	0
		Requests to install granted .....	0
		Requests to install denied .....	0
		Plans approved .....	1
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn .....	0
		Interpretations .....	0
		Requests withdrawn or dismissed .....	0
		Total .....	37

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 3

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—Worth 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, January 12, 1926, at 10 a. m.

Minutes of Regular Meeting, January 12, 1926, at 2 p. m.

Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 19, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 26, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending January 13, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
32-26-BZ.....	B.B.B.	..4919-4935 Kings Highway, Bklyn. N. B. 212-1926.
31-26-A.....	F.D.	....100-120 Sutton st., Bklyn. F-87114.
30-26-A.....	F.D.	....3150 Kingsbridge terrace, Bx. Alt. 2445-1924.
29-26-A.....	F.D.	....111-117 E. Houston st., Man. Order 61-A.
28-26-BZ.....	B.B.M.	..1311 Amsterdam ave., Man. Alt. 2735-1925.
27-26-S.....	F.D.	....22 East 65th st., Man. L. D. 83631-83632-83633.
26-26-A.....	F.D.	....355 Adams st., Bklyn. F-83832.
25-26-BZ.....	B.B.B.	..571-583 E. New York ave., Bklyn. Applic. 19819-1925.
24-26-A.....	F.D.	....1328 President st., Bklyn. Alt. 2067-1925.
23-26-A.....	F.D.	....West side Van Alst. ave., 238 ft. south of So. Jane st., L. I. City, Q. L. C. 92097.
22-26-S.....	F.D.	....529-531 W. 46th st., Man. L. D. 87627-L. D. 88009.
21-26-S.....	B.B.M.	..15 East 53rd st., Man. N. B. 747-1925.
20-26-BZ.....	B.B.B.	..1219-1223 Putnam ave., Bklyn. Applic. 1071-1925.
19-26-BZ.....	B.B.B.	..1659-1667 St. Marks ave., Bklyn. N. B. 24134-1925.
18-26-BZ.....	B.B.Q.	..Southwest corner Chestnut st. & Astoria ave., L. I. City, Q. N. B. 119798-1925.
17-26-BZ.....	B.B.B.	..168-190 E. 98th st., Bklyn. Applic. 24135-1925.
16-26-S.....	B.B.M.	..561-3-5 Seventh ave., Man. N. B. 398-1925.
15-26-A.....	F.D.	....80-82 Greene st., Man. L. C. 31627.

*Restored to Calendar.*

945-25-A.....	B.B.M.	..126-138 E. 14th st., Man. N. B. 240-1925.
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## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 19, 1926, at 2 p. m.*

651-25-BZ.

APPLICANT—John M. Baker, for William Hirsh, owner.  
PREMISES—North side of Rockaway boulevard, 78 ft.  
west of 90th street, Woodhaven, Borough of  
Queens.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a garage for the storage of more than  
five (5) motor vehicles.

826-25-BZ.

APPLICANT—Charles D. Cords, for Thrift Service Sta-  
tions, Inc., lessee.

PREMISES—3002-3012 Avenue N, Brooklyn.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT partly in a residence district and partly in  
a business district the erection and maintenance of  
a gasoline selling station.

1067-25-BZ.

APPLICANT—John A. Sharp, for J. A. S. Realty Corp.,  
owner.

PREMISES—West side of Broadway, 327 ft. north of  
West 240th street, The Bronx.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a garage for the storage of more than  
five (5) motor vehicles.

1098-25-BZ.

APPLICANT—F. S. McGowan, for O. L. Williams Realty  
Co., Inc., owner.

PREMISES—Northeast corner of East 242nd street and  
White Plains road, The Bronx.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff,  
owner.

PREMISES—4001-4011 Fourteenth avenue, Brooklyn.

APPLICATION, under section 7 (b-c) of the building  
zone resolution,

TO PERMIT in a residence district extending from a busi-  
ness district the erection and maintenance of a the-  
atre and store building.

1011-25-BZ.

APPLICANT—Henry J. Nurick, for Cobrink Furniture  
Co., lessee.

PREMISES—339 8th street, Brooklyn.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a residence district the conversion of oc-  
cupancy of a building used as a church to a ware-  
house.

1022-25-BZ.

APPLICANT—Daniel Luftman, owner.

PREMISES—72 East 108th street, Manhattan.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a residence district the use as a restaurant  
of the basement floor of a building.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 19, 1926, at 10 a. m.*

1034-25-A—404 West 43rd street, Manhattan.



# CALENDAR

1063-25-A—1462-1470 Broadway, Manhattan.  
 1080-25-A—149-63 Pioneer street and 144-158 King street, Brooklyn.  
 1081-25-A—111-19 North 3rd street, Brooklyn.  
 1087-25-A—40 East 21st street, Manhattan.  
 1092-25-A—1261 76th street, Brooklyn.  
 350-25-A—637 Broadway, Manhattan.  
 388-25-A—641 Broadway, Manhattan.  
 619-25-A—1470 Pitkin avenue, Brooklyn.  
 894-25-A—192 Flatbush avenue extension and 137 Duffield street, Brooklyn.  
 843-25-A—4568-4570-4572 White Plains road, The Bronx.  
 278-25-A—280 Broadway, Manhattan.  
 989-25-A—280-284 Park avenue, Brooklyn.  
 969-25-A—24 Myrtle avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 19, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooley and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.

CAL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

CAL. NO. 965-25-BZ—Application, September 17, 1925, under section 21 of the building zone resolution, of Angelo Justo, applicant and owner, to permit in a residence district

the erection and maintenance of a building to be used for business purposes; premises 758 East 213th street, The Bronx.

CAL. NO. 1004-25-BZ—Application, October 1, 1925, under section 21 of the building zone resolution, of C. N. Whinston and Bro., architects, on behalf of Mah Realty Holding Corp., owner, to permit in a residence district the change of occupancy of the first story of an existing apartment building from dwelling use to stores; premises 2399 Grand concourse, The Bronx.

CAL. NO. 1042-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Lassinsky, owner, to permit in a business district the erection and maintenance of a building to be used as a factory; premises northeast corner of Pennsylvania avenue and Pitkin avenue, Brooklyn.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 423-25-BZ—Application, April 20, 1925, under the building zone resolution, of Samuel Schlauf, applicant, on behalf of Isabel Burger, owner, to permit in an "F" area district the erection of a building, the area of which is in excess of that permitted in such district; premises 123-02 and 123-08 Rockaway Beach boulevard, Rockaway Park, Borough of Queens.

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 1522-24-BZ—Application, November 24, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hugo Seidenberg, owner, to permit in a residence district the maintenance of a building used for store purposes on the 1st story (previously



# CALENDAR

withdrawn); premises 129-02 Newport avenue, Belle Harbor, Borough of Queens.

CAL. NO. 1051-25-BZ—Application, October 15, 1925, under section 21 of the building zone resolution, of Henry S. Churchill and Charles B. Meyers, architects, on behalf of Leo H. Wise, owner, to permit in a 1½ times height district the erection of the street wall of a portion of a building to a height in excess of the limitation imposed by the building zone resolution; premises 28-32 East 63rd street, Manhattan.

CAL. NO. 1094-25-BZ—Application, October 26, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Joseph Golding, owner, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution; premises 1178-1188 Madison avenue and 16-18 East 87th street, Manhattan.  
WILLIAM E. WALSH, *Chairman*.

## PETITIONS FOR VARIATIONS.

*Tuesday, January 19, 1926, at 2 p. m.*

- 576-25-S—161 Bowery, Manhattan.
- 787-25-S—6-8 East 46th street, Manhattan.
- 821-25-S—247-255 West 38th street, Manhattan.
- 864-25-S—236-242 West 26th street, Manhattan.
- 946-25-S—326-334 Fifth avenue, Manhattan.
- 913-25-S—1424-1444 Broadway, Manhattan.
- 916-25-S—36-48 Flatbush avenue extension, Brooklyn.
- 917-25-S—36-48 Flatbush avenue extension, Brooklyn.
- 918-25-S—30-32 East 21st street, Manhattan.
- 919-25-S—531 West 51st street, Manhattan.
- 921-25-S—546-548 West 52nd street, Manhattan.
- 947-25-S—422-424 East 4th street, Manhattan.
- 967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.
- 990-25-S—280-284 Park avenue, Brooklyn.
- 1029-25-S—20-24 North Moore street, Manhattan.
- 664-25-S—240-246 West 35th street, Manhattan.
- 476-25-S—4077-4085 Park avenue, The Bronx.
- 498-25-S—533-537 West 48th street, Manhattan.
- 902-25-S—355 Adams street, Brooklyn.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 500-24-S—26-28 West 35th street, Manhattan.
- 809-25-S—29 West 50th street, Manhattan.
- 456-25-S—320-330 Van Buren street, Brooklyn.

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 26, 1926, at 2 p. m.*

- 923-25-BZ.
- APPLICANT—McCooley and Conroy, for Peter Rinelli, owner.
- PREMISES—Southeast corner of Bay parkway and 85th street, Brooklyn.
- APPLICATION, under section 21 of the building zone resolution,
- TO PERMIT in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story.

979-25-BZ.

APPLICANT—McCooley & Conway, for A. E. De Baun, owner.

PREMISES—144-18 Hillside avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 21 and 7g of the building zone resolution,

TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

982-25-BZ.

APPLICANT—Jacob Katz, for Highway Development Co., owner.

PREMISES—East side of Kings highway, 406.34 ft. north of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

1134-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Levine, owner.

PREMISES—290-292 Ellery street and 861-863 Park avenue, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1164-25-BZ.

APPLICANT—Logan Billingsley, for Jerome Avenue Exhibition Co., Inc., owner.

PREMISES—West side of Jerome avenue, 144 ft. north of East 176th street, Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution.

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theater building.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 10 a. m.*

- 1033-25-A—177-183 East 123rd street, Manhattan.
- 1047-25-A—150 Broadway, Manhattan.
- 1112-25-A—83-101 North Third street, Brooklyn.
- 424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.
- 941-25-A—422-430 East 53rd street, Manhattan.
- 524-25-A—134 West 23rd street, Manhattan.
- 525-25-A—146 West 23rd street, Manhattan.
- 526-25-A—153 West 21st street, Manhattan.
- 692-25-A—2152 Metropolitan avenue, Middle Village, Borough of Queens.
- 507-25-A—60 Grand street, Manhattan.
- 508-25-A—64 Grand street, Manhattan.
- 715-25-A—237 Central avenue, Far Rockaway, Borough of Queens.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 26, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*



# CALENDAR

CAL. NO. 605-25-BZ—Application, June 11, 1925, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Hyman Kornreich, owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the 1st story and as dwellings above; premises southeast corner of Dahill road and Ditmas avenue, Brooklyn.

CAL. NO. 852-25-BZ—Application, August 21, 1925, under section 21 of the building zone resolution, of Magnuson and Kleinert, architects, on behalf of J. Michaels, Inc., owner, to permit in a residence district the erection and maintenance of a building for business purposes; premises 322 Warren street, Brooklyn.

CAL. NO. 970-25-BZ—Application, September 18, 1925, under section 7-e of the building zone resolution, of Henry J. Nurick, architect, on behalf of Herman Weinberg, owner, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles; premises 803-811 DeKalb avenue, Brooklyn.

CAL. NO. 991-25-BZ—Application, September 28, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Fordham Triangle Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 50 ft. north of 200th street, The Bronx.

CAL. NO. 1015-25-BZ—Application, October 2, 1925, under section 7-e of the building zone resolution, of Robert Teichman, architect, on behalf of The 138 West 99th Street Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 136-142 West 99th street, Manhattan.

CAL. NO. 1041-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dr. Morris L. Levine, owner, to permit in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles; premises 178-184 Scholes street, southwest corner of Humboldt street, Brooklyn.

CAL. NO. 755-25-BZ—Application, July 20, 1925, under section 7g of the building zone resolution, of Max Cohn, architect, on behalf of Aniello Nappi, owner, to permit in a business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five (5) motor vehicles; premises 870-872 Metropolitan avenue, Brooklyn.

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building

for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 2 p. m.*

721-25-A—60-62 West 116th street and 75-79 West 115th street, Manhattan.

812-25-A—Southeast corner of Hobson avenue, at intersection of L. I. R. R., Laurel Hill, Borough of Queens.

832-25-A—226 East 144th street, The Bronx.

905-25-A—288 Cooper street and 307-315 Moffat street, Brooklyn.

959-25-A—36-48 Flatbush avenue extension, Brooklyn.

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1025-25-A—21532-42 Jericho turnpike, Queens Village, Borough of Queens.

1093-25-A—East side of Outlet street at Oakwood Beach, Richmond.

1100-25-A—9 North Moore street, Manhattan.

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

295-25-A—533-537 West 48th street, Manhattan.

169-25-A—533-537 West 48th street, Manhattan.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 2, 1926, at 10 a. m.*

583-25-A—151-56 Kent avenue, Brooklyn.

1058-25-A—South side of East 136th street, from Locust to Walnut avenues, The Bronx.

1132-25-A—1687 Broadway, Manhattan.

1136-25-A—350 Waverly avenue, Brooklyn.

1148-25-A—98-116 Second avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 12, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

CAL. NO. 1157-25-BZ—Application, November 10, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Milef Realty Corporation, owner, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the



# CALENDAR

limit set by the building zone resolution; premises 306-308 West 38th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATION.

*Tuesday, February 2, 1926, at 2 p. m.*

- 691-25-S—119-121 West 23rd street, Manhattan.  
833-25-S—226 East 144th street, The Bronx.  
988-25-S—385 Madison avenue, Manhattan.  
992-25-S—14-20 Centre street, Brooklyn.  
1095-25-S—142 West 23rd street, Manhattan.  
1103-25-S—14-16 East 38th street, Manhattan.  
1108-25-S—160-162 Berry street, Brooklyn.  
1110-25-S—602 Madison avenue, Manhattan.  
1122-25-S—570-576 Seventh avenue, Manhattan.  
1146-25-S—414-416 West Broadway, Manhattan.  
973-25-S—513-519 West 58th street, Manhattan.  
1012-25-S—42-44 West 39th street, Manhattan.  
198-25-S—566-568 Seventh avenue, Manhattan.  
18-24-S—14-16 East 38th street, Manhattan.  
1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.  
880-25-S—254-258 West 35th street, Manhattan.  
77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## APPLIANCES SUBMITTED FOR APPROVAL.

- 951-25-SA—Sword Automatic Oil Burner, approval of.  
836-25-SA—National Rotary Oil Burner, approval of.  
1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.  
1133-25-SA—Goulds Hand Rotary Pump, approval of.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 9, 1926, at 2 p. m.*

- 764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.  
792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.  
479-25-A—114-116 East 13th street, Manhattan.  
726-25-A—159 Varet street, Brooklyn.  
799-25-A—Southwest corner of Ely avenue and 13th street, Long Island City, Borough of Queens.  
1138-25-A—5401-5405 First avenue, Brooklyn.

## BUILDING ZONE APPLICATION.

*Tuesday, February 16, 1926, at 10 a. m.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JANUARY 12, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle, and Chief Kenlon.

The minutes of the regular meeting of the board held on Tuesday morning, January 5, 1926, and of the regular meeting held on Tuesday afternoon, January 5, 1926, and of the special meeting held on Wednesday afternoon, January 6, 1926, were approved as published in the Bulletin, No. 2, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

APPELLANT—William R. Heins, for Republic Storage Co., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—628-642 West 45th street, Manhattan.

#### APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to January 26, 1926, at 2 p. m.

969-24-A.

APPELLANT—Crinnell Co., Inc., for Walter Shuttleworth, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—126 Franklin street and 200-224 West Broadway, Manhattan.

#### APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to January 26, 1926, at 2 p. m.

764-25-A.

APPELLANT—George Keister, for Earl Carroll Realty Corp., owner.

SUBJECT—Appeal from decision of superintendent of buildings and order of fire commissioner.

PREMISES AFFECTED—158-166 West 50th street and 753-9 Seventh avenue, Manhattan.

#### APPEARANCES—

For Appellant: None.

For Administration: Engineer Alexander McPhee of bureau of buildings.

ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m.

792-25-A.

APPELLANT—Joseph L. Burke, for Standard Oil Company, lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Southwest corner of Avenue U and East 56th street, Brooklyn.

#### APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., for inspection and report by a committee of board.

295-25-A.

APPELLANT—The Salvation Army, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—533-537 West 48th street, Manhattan.

#### APPEARANCES—

For Appellant: C. Arthur Miller.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal laid over to January 26, 1926, at 2 p. m., to submit plan of 1st story.

169-25-A.

APPELLANT—The Salvation Army, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—533-537 West 48th street, Manhattan.

#### APPEARANCES—

For Appellant: C. Arthur Miller.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal laid over to January 26, 1926, at 2 p. m., to submit plan of 1st story.

1537-24-A.

APPELLANT—John De Hart, for Morris Perlberg, lessee.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1879-1881-1883 Cedar avenue, The Bronx.

#### APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on request of petitioner.

#### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon

Negative

Absent

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435-25-A.

APPELLANT—Edward P. Doyle, for Louis Schrag, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—151 West 21st street, Manhattan.

#### APPEARANCES—

For Appellant: Edward P. Doyle, Louis Schrag.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

#### THE VOTE TO GRANT—

Affirmative

Negative: Chairman Walsh, Commissioners

Connell, Flanagan and Guilfoyle

Absent: Chief Kenlon

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#### THE RESOLUTION:

(435-25-A)

WHEREAS, Edward P. Doyle, for Louis Schrag, owner, filed, April 22, 1925, an appeal from decision of the fire commissioner, affecting premises No. 151 West 21st street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 20, 1925, reads:

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire



# MINUTES

Department immediately, whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof, five stories in height, 19 ft. 5 in. by 50 ft. in area. OCCUPIED: 1st story, stores; 2nd story, manufacturing, cigars, 5 persons; 3rd story, pleating, 4 persons; 4th story, embroidery, 4 persons; 5th story, vacant; gas is used for heating, lighting and cooking purposes; the five existing gas meters range from 3 to 10 lights capacity; and

WHEREAS, the appellant contends that the installation of a gas shut-off valve would not add to the safety of anyone in the case of fire; that it is not his duty to protect anyone against gas until the gas becomes his property; that the regulation of the use of gas should be made by the public service commission, which alone has jurisdiction.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

600-25-A.

APPELLANT—A. J. MacManus, for 2094 Second Ave. Realty Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—2094 Second avenue, Manhattan.

APPEARANCES—

For Appellant: William White, Bernard Herzbrun.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(600-25-A)

WHEREAS, A. J. MacManus, for 2094 Second Avenue Realty Corp., owner, filed, June 10, 1925, an appeal from decision of the fire commissioner, affecting premises 2094 Second avenue, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated April 21, 1925, reads:

“4. Provide a hose outlet with sufficient 2½ in. approved hose to protect manager's office in attic plan.

“5. Provide a gravity tank 20 ft. above main roof as per Chapter 5, Section 524, Section 3, Code of Ordinances.

“6. Provide a fire pump to be installed as per Rule No. 38.”;

and

WHEREAS, the building is fireproof, two stories (31 ft.) in height, 125 ft. by 100 ft. in area. OCCUPIED: 1st story, moving picture theatre (1,154 seats) and approximately 12 per cent of the lot as stores; 2nd story, offices and open air roof garden, (1,000 seats); and

WHEREAS, appellant contends that the manager's office is remote from the auditorium and is not used by the public; that the building is to be used only as a moving picture theatre, no movable scenery or dressing rooms; that the stores and offices are separated from the theatre by masonry walls and proposes to provide—for the standpipe system—a 4 in. connection to the street main in East 108th street, and appellant has filed a letter from the department of water supply, gas and electricity that the city main in East 108th street is 6 in. in diameter, is fed two ways and that the water pressure in same is 41 pounds per sq. in.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is

*granted*, as to Item No. 5, on condition that a direct 4 in. street connection shall be made to the city main, fed two ways; *granted*, as to Item No. 6, on condition that an approved Booster pump shall be installed; and *granted* only so long as the premises are maintained and restricted to the conduct and operation of a moving picture theatre; *denied* as to Item No. 4.

616-25-A.

APPELLANT—Robinson Bros., for David Robinson, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—656 Montrose avenue, Brooklyn.

APPEARANCES—

For Appellant: Benjamin Scharps, John G. Metzner, Henry C. Brucker.

For Administration: None.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(616-25-A)

WHEREAS, Robinson Bros., for David Robinson, owner, filed, June 13, 1925, an appeal from decision of the fire commissioner, affecting premises No. 656 Montrose avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 24, 1925, reads:

“You are hereby notified that an inspection of the above premises, used for the storage of acids, etc., shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

“1. Install a 4 in. standpipe in accordance with requirements of Section 5, Chapter 5, Code of Ordinances. Plans and specifications to be filed with and approved by the Fire Department before the work of installing standpipe has commenced.”;

and

WHEREAS, the premises consist of a two-story frame building, 30 ft. in height and 100 ft. by 52 ft. in area, and also to the rear two one-story frame buildings, respectively 86 ft. by 36 ft. and 60 ft. by 30 ft. in area; the total area of the buildings being approximately 10,000 sq. ft. OCCUPIED: 1st story, manufacture and storage of flour paste and also for the storage of 30 carboys of muriatic acid, 5 persons; 2nd story, storage of empty iron drums and wooden boxes, 2 persons; and

WHEREAS, appellant contends that the premises are located 450 ft. from the nearest city fire hydrant, but that the buildings are protected by a 2 in. standpipe, connected to a 75 gallon per minute pump; and that there is also a 1,000 gallon emergency tank on the 2nd story of the building.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building, as now subdivided, remains substantially unchanged; and that the size, area and dimension of the building be not increased.

735-25-A.

APPELLANT—John Mercogliano, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—Northwest corner of 84th street and 102nd avenue, Woodhaven, Queens.



# MINUTES

## APPEARANCES—

For Appellant: Nicholas N. Pette.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(735-25-A)

WHEREAS, John Mercogliano, owner, filed, July 13, 1925, an appeal from orders of the fire commissioner, affecting premises on northwest corner of 84th street and 102nd avenue, Borough of Queens; and

WHEREAS, the orders of the fire commissioner, dated August 8, 1924, read:

No. 59735-F—

"1. Install an automatic dry pipe sprinkler system throughout entire building, used for the storage and manufacture of paper boxes, having at least one source of water supply \* \* \*."

No. 59736-F—

"1. Install a standpipe system with risers 4 in. in diameter \* \* \*";

and

WHEREAS, the building is non-fireproof, one story and basement (14 ft.) in height, 100 ft. by 100 ft. in area. OCCUPIED: Basement, storage of paper boxes; 1st story, manufacturing, paper boxes, 40 persons; and

WHEREAS, the appellant claims the building has ample exits; that it faces two streets; that there are two fire hydrants within 50 ft. of the building; that the present occupancy has existed during the past six years; he contends that the standpipe order, No. 59736-F, does not apply in that the building is but 14 ft. in height.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, so long as the building be not increased in height, area or dimension, and that not less than four (4) 2½ gallon approved fire extinguishers be installed and maintained in the basement story.

922-25-A.

APPELLANT—Helmle & Corbett, for Sperry Gyroscope Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—36-48 Flatbush avenue extension, Brooklyn.

## APPEARANCES—

For Appellant: William H. MacMurray.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(922-25-A)

WHEREAS, Helmle & Corbett, for Sperry Gyroscope Co., owner, filed, September 10, 1925, an appeal from decision of the fire commissioner, affecting premises No. 36-48 Flatbush avenue extension, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 10, 1925, reads:

"Sub-division 2A of Section 232, Chapter 10, Code of Ordinances, provides that no permit for the storage or manufacture of nitro-cellulose products except as heretofore provided shall be issued for any building which is situated within 50 ft. of the nearest wall of any building occupied as a school, theatre or other place of public amusement or assembly.

"1. You are therefore ordered to remove all nitro-cellulose from the premises and to discontinue the further storage of nitro-cellulose on the premises.";

and

WHEREAS, the building is fireproof, eleven stories in height, 110 ft. by 234 ft. in area. OCCUPIED: Offices and tenant factories, approximately 900 persons above the 1st story; and

WHEREAS, appellant contends that the church or place of public assembly is located across the street and 47 ft. from the building in question and that the 10th story of the building, upon which the celluloid is used, is 190 ft. from the nearest wall of the church.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the conditions stipulated under appeal known as Cal. No. 1481-23-A, affecting these premises, be complied with and maintained in all other respects.

1007-25-A.

APPELLANT—William F. Regan, for Moses Rosen, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—72-78 Walworth street, Brooklyn.

## APPEARANCES—

For Appellant: William F. Regan.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1007-25-A)

WHEREAS, William F. Regan, for Moses Rosen, owner, filed, October 1, 1925, an appeal from order of the fire commissioner, affecting premises No. 72-78 Walworth street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 11, 1925, reads:

"You are hereby notified that an inspection of the above premises used as a Storage Garage shows that the following must be done before the permit requested by you can be issued:

"7. Install standpipe 4 inches in diameter tested to withstand a pressure of 300 lbs. Plans and specifications in duplicate must be filed with and approved by this Department before the above work may be commenced.";

and

WHEREAS, the building is non-fireproof, one story (13 ft. 6 in.) in height, 105 ft. by 98 ft. (approximately 10,300 sq. ft.) in area; OCCUPIED as a storage garage, 4 persons; and

WHEREAS, appellant contends that the building faces on two street fronts; is low in height; amply provided with



# MINUTES

exits, and exceeds but slightly the limiting area requiring standpipes.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a 2½ in. standpipe equipment supplied direct from the city water main with not less than a 2 in. tap be installed with outlets on the two center columns with 2½ in. outlets and not less than 50 ft. of hose at each outlet; and *granted on further condition* that the building shall not be increased in height, area or dimension.

1009-25-A.

APPELLANT—Lillian Goldstein, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—2146 Hughes avenue, Bronx.

APPEARANCES—

For Appellant: Dr. William Goldstein, Mr. Kaufman.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1009-25-A)

WHEREAS, Lillian Goldstein, owner, filed, October 2, 1925, an appeal from decision of the fire commissioner, affecting premises 2146 Hughes avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated September 12, 1925, reads:

"1. Have Plan No. 2025-24 approved by this department.

"2. Provide a hydrostatic test of fuel oil storage tank of at least 30 pounds per square inch for all welded and at least 25 pounds per square inch for all riveted tanks, as per Rule 7, Section 1-b of the Fuel Oil Rules.

"6. Provide an automatic shut-off to prevent abnormal flow of fuel oil to the burners as per Rule 22-a of the Fuel Oil Rules.

"7. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B fuel oil carrying piping as per Rule 25, Section 2 of the Fuel Oil Rules.

"8. Provide an easily accessible shut-off valve near each burner as per Rule 25, Section 2 of the Fuel Oil Rules.

"9. Provide a remote control for shutting off the supply of oil to the burner in case of an abnormal discharge, as per Rule 26-c of the Fuel Oil Rules.

"12. Provide fuel oil pump or pumps of a type approved by the Board of Standards and Appeals."

and

WHEREAS, the building is frame, 2½ stories in height, 20 ft. by 35 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, there has been installed a fuel oil burning system consisting of a 500 gallon fuel oil storage tank, a 60 gallon auxiliary tank, a Powerlight oil heat burner, a Blackmar approved pump and also the necessary valves and piping to make a complete installation; and

WHEREAS, appellant proposes, in re: Item No. 1, to answer all objections and have the plan approved; in re: Item No. 2, requests the acceptance of an affidavit that the storage tank has undergone a shop test in accordance with the

fuel oil rules; in re: Item No. 6, contends that a shut-off is provided with the burner; in re: Item No. 7, contends that all piping is standard full weight wrought iron; in re: Item No. 8, contends that a shut-off valve is provided near the burner; in re: Item No. 9, contends that the Blackmar pump used is manually operated and that a remote control is impossible; in re: Item No. 12, contends that the pump used, a Blackmar rotary hand pump, has been approved by the board.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item No. 2, *on condition* that a certificate of factory test shall be filed with the fire commissioner, and *granted* as to Item No. 7, *on condition* that standard wrought iron pipe shall be used throughout the equipment and that the fuel oil burning equipment shall comply with the rules of the board in all other respects.

1031-25-A.

APPELLANT—Valvoline Oil Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—125 ft. from shore, nearest Manhattan Beach, opposite Dooley street, in Sheepshead Bay, Brooklyn.

APPEARANCES—

For Appellant: Frank P. Reilly, Mr. Simpson.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

(1031-25-A)

WHEREAS, Valvoline Oil Company, owner, filed, October 7, 1925, an appeal from decision of the fire commissioner, affecting premises Sheepshead Bay, 125 ft. from shore, near Manhattan Beach, opposite Dooley street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 17, 1925, reads:

"With reference to your application for a permit to store petroleum and shale oil at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Sub. Div. 2 of Section 111, Chapter 10, Code of Ordinances, provides that a special permit may be issued authorizing the storage of petroleum and shale oil and the liquid products thereof and of coal tar in barges of steel or other approved construction.

"The use of a wooden barge for the storage of petroleum products is a violation of the above mentioned section.

"You are therefore ordered to forthwith remove all petroleum and shale oil and the liquid products thereof from the wooden barge located in Sheepshead Bay opposite Dooley St., Bklyn., and discontinue the further storage of petroleum and the liquid products on the said wooden barge."

and

WHEREAS, the structure in question is a wooden barge, 87 ft. long, 30 ft. wide and 7 ft. deep; the barge being anchored 125 ft. off shore in Sheepshead Bay; and

WHEREAS, appellant contends that the exterior of the structure is entirely covered to the water line and partially covered below the water line by No. 16 gauge sheet iron; that the dock is concreted and absolutely no wood is ex-



# MINUTES

posed on the boat above the water line; that the company maintains not more than 3,000 gallons in each tank of gasoline, although the total capacity is 10,450 gallons, and that this is only in the summer season; that only 1,500 gallons of fuel oil and 500 gallons of kerosene are carried; that the approval of the United States Government has been procured for the maintenance of the barge at the point in question.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the location of the barge shall be as directed under permit issued by the Federal authorities having jurisdiction, and that the exterior of the barge shall be covered with steel not less than 16 gauge, the deck to be covered with reinforced concrete, and that the total capacity of gasoline stored at any one time shall not exceed the quantity stipulated in this appeal, namely, 3,000 gallons for each tank, and that the oil storage shall be maintained on or above the deck of barge.

377-25-A.

APPELLANT—Kaye, McDavitt & Scholer, for Pathe Phonograph & Radio Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—18-32 Grand avenue, Brooklyn.

APPEARANCES—

For Appellant: Harold L. Fierman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(377-25-A)

WHEREAS, Kaye, McDavitt & Scholer, for Pathe Phonograph & Radio Corp., owner, filed, April 8, 1925, an appeal from an order of the fire commissioner, affecting premises 28-32 Grand avenue, Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 72706-F, dated March 12, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter \* \* \*";

and

WHEREAS, the building is fireproof, reinforced concrete, seven stories in height (81 ft.), 134 ft. by 91 ft. in area; OCCUPIED as a phonograph factory; equipped with a sprinkler system and a standpipe system, extending from the roof to the 1st story, with a 2,500-gallon reserve; and

WHEREAS, appellant contends that the order refers to Building No. 2 only, although the order reads Buildings No. 2 and 4, and contends that the present equipment is adequate; and

WHEREAS, these two (2) units are but a part of a group of buildings, equipped with a standpipe and sprinkler equipment.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that these separate units of the structure shall be not increased in height, area or dimension, and shall be equipped with an approved standard two (2) source sprinkler system.

889-25-A.

APPELLANT—Hemmerdinger Estate Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Dry Harbor road, 80 ft. from L. I. R. R., Glendale, Queens.

APPEARANCES—

For Appellant: Herman L. Weiser.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(889-25-A)

WHEREAS, Hemmerdinger Estate Corp., owner, filed, September 1, 1925, an appeal from an order of the fire commissioner, affecting premises south side of Dry Harbor road 80 ft. from the Long Island Railroad, Glendale, Borough of Queens; and

WHEREAS, the order of the fire commissioner, No. 80048-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per sq. in. extending from cellar to roof, with necessary check valves, and 2½ in. regulation Fire Department outlets on each story (including basement, cellar and roofs) placed within main stairway enclosure \* \* \*";

and

WHEREAS, the building is non-fireproof, four stories (50 ft.) in height, 100 ft. by 200 ft., about 20,000 sq. ft. in area; OCCUPIED as a factory building; about 25 persons on each story; and

WHEREAS, the appellant claims the building is of mill construction, equipped with a sprinkler system, supplied by a roof tank of 50,000 gallons capacity; also an underground tank of 120,000 gallons capacity; that there are 350 gallons of chemical extinguishing fluid and three watchmen kept on the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the horizontal exit at the 1st story shall be equipped with an approved fireproof door; that an approved standard sprinkler system shall be installed and maintained throughout the entire building; and *granted* only so long as the conditions as to occupancy and use remain substantially unchanged.

945-25-A.

APPELLANT—Thomas W. Lamb, for Wm. Fox Realty Co., Inc., owner.

SUBJECT—Request for reopening—Re: appeal from decision of superintendent of buildings.

PREMISES AFFECTED—126-138 East 14th street and 123-135 East 13th street, Manhattan.

APPEARANCES—

For Appellant: Thomas W. Lamb.

For Administration: Assistant Engineer Gardner of bureau of buildings.

ACTION OF BOARD—Appeal reopened and restored to calendar and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative. Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(945-25-A)

WHEREAS, Thomas W. Lamb, for the Wm. Fox Realty Company, Inc., owner, filed, September 15, 1925, an appeal with the board of standards and appeals from a decision of the superintendent of buildings, affecting premises 126-138 East 14th street and 123-135 East 13th street, Borough of Manhattan; and

WHEREAS, the original decision of the superintendent of buildings, dated September 11, 1925, was affirmed, and appellant filed a new decision of the superintendent of buildings, dated January 6, 1926, reading:



# MINUTES

"7. Proposed auditorium extending over 14th Street building is unlawful.";

and

WHEREAS, the appellant has filed plans and applications with the superintendent of buildings, proposing to erect a fireproof theatre building, six stories (100 ft.) in height, 45 ft. 9 in. by 206 ft. 6 in.; 3,647 seats total capacity; the new theatre building to surround and extend over the existing two-story non-fireproof store and office building facing 14th street, about 100 ft. by 68 ft.; the theatre portion to be entirely separated by brick walls and concrete floor arches, 12 in. in thickness, from the store portion; and

WHEREAS, this appeal was denied by the board at its meeting October 27, 1925, the question of exit being involved, and appellant submitted a new plan to the superintendent of buildings and the superintendent of buildings has approved the exits and the matter now submitted to the board is as to the proposed auditorium extension over the store portion on 14th street; and

WHEREAS, the question before the board is consideration of the existing stores on the frontage of the property in relation to the erection of proposed theatre.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the existing business structure be separated from the proposed theatre by walls of approved masonry not less than 12 in. in thickness, unpierced throughout their entire height and length; that the said business structure throughout shall be of fireproof construction and that the roof slab of same shall be of reinforced concrete, not less than 12 in. in depth; that the existing business structure shall not be increased in height, area or dimensions, and shall be equipped throughout with a standard approved wet sprinkler system; that the use and occupancy of the business portion of the structure shall be non-hazardous as to classification, and shall be restricted to business and retail stores.

1306-24-A.

APPELLANT—Yankauer & Davidson, for Marino L. Pomares, et al., owners.

SUBJECT—Request for reopening—Re: appeals from orders of fire commissioner.

PREMISES AFFECTED—276-278, 280-286, 288, 294, 296, 300, 318, 320, 324, 328, 332, 336, 338 and 340 Chauncey street, Astoria, Queens.

APPEARANCES—

For Appellant: H. T. Mann and Joseph N. Escobal.

For Administration: None.

ACTION OF BOARD—Appeal reopened and modification granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell and Flanagan and Chief Kenlon .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(1306-24-A)

WHEREAS, Yankauer & Davidson, for Marino L. Pomares, and others, owners, filed, November 6, 1924, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 276, 278, 280, 286, 288, 294, 296, 300, 318, 320, 324, 328, 332, 336, 338 and 340 Chauncey street, Astoria, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 21, 1924, reads:

"Order No. 90870-LC:

"With reference to your application dated February 26th, 1924, for a permit to maintain a garage at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Section 154, Chap. 10, Code of Ordinances,

provides that a permit shall not be issued for a garage in a building in which more than two (2) stories above the garage are used as living apartments.

"You are therefore ordered to remove all automobiles from the premises and discontinue the maintenance of a garage on the premises.";

and

WHEREAS, the premises consist of a number of buildings located on Chauncey street, each non-fireproof, three stories and basement in height, 18 ft. by 34 ft. in area. OCCUPIED: Basement, boiler room and garage; upper stories as a dwelling; and

WHEREAS, appellant submitted a certificate of occupancy permitting the use of the premises as a garage and dwelling, issued by the bureau of buildings; and contends that to comply with the orders of the fire commissioner would be a hardship; and

WHEREAS, this appeal was granted by the board at its meeting March 31, 1925, on certain conditions, and appellant requested a modification of these conditions as to fire escapes.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a fire escape platform, not less than 3 ft. by 3 ft. in area, embracing at least one window on the two upper stories, connected by iron ladders, be provided, with fixed iron ladder from the lowest balcony to the exterior stoop at the rear of the premises; that a doorway exit be provided at the rear of the building on the 1st story to an exterior stoop with stairs to yard.

1388-24-A.

APPELLANT—Yankauer & Davidson, for Joseph N. Escobal, owner.

SUBJECT—Request for reopening—Re: appeal from order of fire commissioner.

PREMISES AFFECTED—310 Chauncey street, Astoria, Queens.

APPEARANCES—

For Appellant: H. T. Mann and Joseph N. Escobal.

For Administration: None.

ACTION OF BOARD—Application reopened and modification granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell and Flanagan and Chief Kenlon .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(1388-24-A)

WHEREAS, Joseph N. Escobal, owner, filed, November 21, 1924, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 310 Chauncey street, Astoria, Queens; and

WHEREAS, the order of the fire commissioner, dated October 21, 1924, reads:

"With reference to your application for a permit to maintain a garage at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Section 154, Chap. 10, Code of Ordinances, provides that a permit shall not be issued for a garage in a building in which more than two (2) stories above the garage are used as living apartments.

"You are, therefore, ordered to remove all automobiles from the premises and discontinue the maintenance of a garage on the premises.";

and

WHEREAS, the building is non-fireproof, three stories and basement in height, 18 ft. by 34 ft. in area. OCCUPIED: 1st story, boiler room and garage; upper stories, dwellings; and

WHEREAS, appellant submitted a certificate of occupancy



# MINUTES

permitting the use of the premises as dwellings and garage issued by the superintendent of buildings; and contends that to comply with the orders of the fire commissioner would be a hardship; and

WHEREAS, this appeal was granted by the board at its meeting March 31, 1925, on certain conditions, and appellant requested a modification of these conditions as to fire escapes.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that fire escape balconies not less than 3 ft. by 3 ft. in area, embracing at least one window on the two upper stories connected by iron ladders be provided with fixed iron ladder from lowest balcony to the exterior stoop at rear of premises; that a doorway exit be provided in the rear of building on 1st story to an exterior stoop with stairs to yard; that the opening between garage and boiler room shall be built up solidly with approved masonry; that not more than one automobile shall be stored on the premises; and that no gasoline equipment shall be maintained on premises.

762-254A.

APPELLANT—Turner Construction Co., owner.

SUBJECT—Request for reopening—modification of resolution re appeal from order of fire commissioner.

PREMISES AFFECTED—2201-2219 Grand street, Maspeth, Queens.

APPEARANCES—

For Appellant: John R. Voorhees.

For Administration: None.

ACTION OF BOARD—Application to reopen and modify denied.

THE VOTE TO REOPEN AND MODIFY—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## BUILDING ZONE CASES.

357-25-BZ.

APPLICANT—William F. Doyle, for Greenspec Homes Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1486-1496 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle....	4
Negative .....	0
Absent: Chief Kenlon .....	1

805-25-BZ.

APPLICANT—William F. Doyle, for Kaye & Bernstein, Inc., owner.

SUBJECT—Application (re. decision of superintendent of buildings) to permit the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Depot road and 28th street, Flushing, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

182-23-BZ.

APPLICANT—George A. McWilliams, for the McWilliams Realty Company, owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of five pleasure motor vehicles.

PREMISES AFFECTED—1240 Castleton avenue, Richmond.

APPEARANCES—

For Applicant: George A. McWilliams.

For Opposition: Frank H. Ennis and eleven property owners.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(182-23-BZ)

WHEREAS, George A. McWilliams, for McWilliams Realty Company, owner, filed, February 9, 1923, an application, under the building zone resolution, to permit partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of five (5) pleasure motor vehicles; premises 1240 Castleton avenue, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Castleton avenue is in a business district; that Dongan street is in a residence district, and that Taylor street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 8, 1925, reads:

"Your application, N. B. 1621-1925, filed Sept. 4th, for the construction of a five-car garage at E. S. Dongan St., 85 ft. S. Castleton Ave., W. N. B., is hereby disapproved, said location being in a residence zone."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 29 ft. and a depth of 50 ft.; to be occupied as a garage for the storage of five (5) pleasure motor vehicles; and

WHEREAS, this application was dismissed for lack of prosecution December 18, 1923, and reopened by vote of the board; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7-b of the building zone resolution and that he failed to establish practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

820-25-BZ.

APPLICANT—William F. Doyle, for Washington Improvement Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence



# MINUTES

district extending from a business district the erection and maintenance of a building to be used for store and theater purposes.

PREMISES AFFECTED—1714-26 Kings highway, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: John F. Keating and Edwin T. Murdoch.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(820-25-BZ)

WHEREAS, William F. Doyle, for Washington Improvement Corporation, owner, filed, August 10, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store and theatre purposes; premises 1714-26 Kings highway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway is in a business district, and that East 18th street and East 17th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a theatre extending into a residential district. \* \* \*";

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, located on a plot with a frontage of 108.15 ft. and a depth of 160 ft. 6 in. and 119 ft. 3 in., irregular; to be occupied for store and theatre purposes; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7-c of the building zone resolution, and also that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the occupancy of the premises for motion picture theatre building and business use shall be restricted to and not exceed a depth of 129 ft. southerly from the corner formed by the intersection of Kings highway and East 18th street; the rear wall running parallel with Kings highway; that there shall be no opening from the theatre structure on the East 18th street front of any nature or description other than doorways required by the building code as emergency exits, which doors shall remain closed at all times; that there shall be a return brick pier of not less than 12 in. on Kings highway at the corner formed by the intersection of East 18th street and Kings highway; that the remaining parcel of this property, approximately 41 ft., more or less, fronting on East 18th street shall be developed for conforming use, private dwelling, and said structure shall be erected at the same time as the proposed motion picture theatre, and the frame and roof shall be enclosed before the first tier of beams of the theatre is installed; that there shall be no advertis-

ing, billboards, signs or display of any nature or description permitted on the East 18th street front of said proposed theatre structure; that the street frontage shall be finished in face brick or natural stone, with architectural terra cotta or stone trimmings; that the exterior of the rear (southerly) wall shall be finished in light-colored face brick; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months.

1021-25-BZ.

APPLICANT—William F. Doyle, for Daniel P. Devaney, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline selling station.

PREMISES AFFECTED—East side of Coney Island avenue, 315 ft. south of Avenue N, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Jacob Goldinger.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Flanagan and Guilfoyle .....	2
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Negative: Chairman Walsh and Commissioner Connell .....	2
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Absent: Chief Kenlon .....	1
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THE RESOLUTION:

(1021-25-BZ)

WHEREAS, William F. Doyle, for Daniel P. Devaney, owner, filed, October 5, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side Coney Island avenue, 315 ft. south of Avenue N, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district; that East 12th street and Avenue N are in a residence district; and

WHEREAS, the decision of the fire commissioner reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consist of a plot of ground, 50 ft. by 100 ft., upon which it is proposed to erect and maintain a gasoline selling station, consisting of a small building located near the center of the plot, and also gasoline tanks and pumps; and

WHEREAS, the board deemed that the applicant failed to prove practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the building zone resolution.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

782-25-BZ.

APPLICANT—Henry J. Nurick, for Ella Seiderman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—487-493 Utica avenue, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Henry J. Nurick and A. S. Dressher.

For Opposition: Barnett Schilling, Nathan Siegel and Norman Grossarth.

## ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioners Flanagan and Guilfoyle ..... 2

Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon ..... 3

Absent ..... 0

## THE RESOLUTION:

(782-25-BZ)

WHEREAS, Henry J. Nurick, for Ella Seiderman, owner, filed, July 29, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 487-493 Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue is in a business district and that East 51st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 29, 1925, reads:

"Proposition contrary to the Zone Resolution, Article 2, Section 4.

"The erection of a public garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant failed to prove practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

816-25-BZ.

APPLICANT—Jacob Lubroth, for Edward Waldman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—1551-55 Coney Island avenue, Brooklyn.

## APPEARANCES—

For Applicant: Jacob Lubroth, Jacob Silverstein and Edward Waldman.

For Opposition: Henry Scheibel, Harry Gilbert and Moses N. Glickman.

## ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT:

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

## THE RESOLUTION:

(816-25-BZ)

WHEREAS, Jacob Lubroth, for Edward Waldman, owner, filed, August 10, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises

1551-1555 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district and that East 12th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 1, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4a-6.

"The erection of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a plot of ground upon which it is proposed to erect a gasoline selling station, consisting of tanks, pumps and a one-story non-fireproof, 40 ft. by 25 ft. office and stock room; and

WHEREAS, the board deemed that applicant failed to prove and maintenance of a gasoline selling station; premises practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

838-25-BZ.

APPLICANT—Jacob Lubroth, for Bath Beach Garage & Machine Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 21 and 7e of the building zone resolution, to permit in a business district the extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1901-11 Cropsey avenue, Brooklyn.

## APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: Michael Neiman and H. M. Moorhead.

## ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners Connell and Flanagan ..... 3

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(838-25-BZ)

WHEREAS, Jacob Lubroth, for Bath Beach Garage and Machine Co., owner, filed, August 18, 1925, an application, under the building zone resolution, to permit in a business district, the extension of an existing garage for the storage of more than five motor vehicles; premises 1901-1911 Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cropsey avenue is in a business district, and that 19th avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 4, 1925, reads:

"1. Extension of public garage for more than 5 cars in business district is prohibited. (Zone Resolution, Art. II, Sec. 6.) And application is hereby denied.";

and

WHEREAS, the premises consist of a plot of ground upon which is located a gas selling station and also a non-fireproof one-story garage, 45 ft. by 101 ft. in area; it is proposed to extend the existing garage by the addition of



# MINUTES

a non-fireproof one-story garage, 52 ft. 8 in. by 81 ft. in area, using the whole as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7-e of the building zone resolution and failed to prove practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1052-25-BZ.

APPLICANT—Edward P. Doyle, for Herman Lieberman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—56-58 Kosciusko street, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Rebecca Spiegelman and Charles Wildhagen.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION.

(1052-25-BZ)

WHEREAS, Edward P. Doyle, for Herman Lieberman, owner, filed, October 16, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 56-58 Kosciusko street, south side, 374 ft. 10 in. west of Nostrand avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kosciusko street is in a residence district; that Nostrand avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 30, 1925 (App. 18002-1925), reads:

"The following objections have been filed by the examiners: Proposition contrary to the Zone Resolution, Art. II, Sec. 3. The erection of a public garage in a residence district;"

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 50 ft. and a depth of 100 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the board deemed there would be practical difficulties and unnecessary hardship in carrying out the strict letter of the building zone resolution, and that applicant was entitled to relief under section 21 of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that

the application be and it hereby is *granted on condition* that the building be restricted to a one-story structure above grade; that any portion of the structure below grade shall be restricted to the maintenance and conduct of a boiler or heating plant for the premises; that the rear and gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that there shall be no advertising signs or display permitted on the premises other than one projecting electric sign, indicating the title of the garage; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

67-25-BZ.

APPLICANT—William J. Russell, for Thomas C. Corvan, owner.

SUBJECT—Application (re: order of fire commissioner), under sections 7a and 21 of the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop throughout the entire building.

PREMISES AFFECTED—127-129 West 53rd street, Manhattan.

APPEARANCES—

For Applicant: William J. Russell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(67-25-BZ)

WHEREAS, William J. Russell, for Thomas G. Corvan, owner, filed, January 16, 1925, an application, under the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop throughout the building; premises 127-129 West 53rd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 53rd street, West 54th street and Sixth avenue are all in business districts; and

WHEREAS, the order of the fire commissioner, dated December 5, 1923, reads:

"1. Discontinue the use of the 5th story for repair shop purposes and cellar for factory purposes (painting of auto bodies) as said use is contrary to certificate of occupancy No. 5485, also discontinue the use of machinery on 2nd and 3rd floors in excess of stipulation of decision of Board of Appeals, Calendar No. 1073-22 Section under which certificate of occupancy was issued. Section 774, Greater New York Charter;"

and

WHEREAS, the existing building is of fireproof construction, five stories in height, with a frontage of 35 ft. and a depth of 90 ft.; to be occupied as motor vehicle repair shop throughout the building; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-a of the building zone resolution, and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that any repairs conducted on the premises shall be restricted to manual operation, and there shall be no motor-driven machinery used in the conduct of the business other than a  $\frac{1}{8}$  horsepower portable drill.

562-21-BZ.

APPLICANT—Alfred J. Boulton, for Joseph Petrucci, owner.

SUBJECT—Application for reopening (re: order of fire commissioner), to permit in a residence district the maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—418-420 Midwood street, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(562-21-BZ)

WHEREAS, Joseph Petrucci, owner, filed, May 6, 1921, with the board of appeals, an application under the building zone resolution, to permit in a residence district the maintenance of a garage for more than 5 motor vehicles; premises 418-420 Midwood avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application

by the board of appeals at its special meeting July 19, 1921, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Midwood avenue and Rutland avenue are residence districts; and

WHEREAS, the order of the fire commissioner, No. 60288-LC, 1920, dated October 26, 1920, reads:

"Maintenance of your garage is a violation of Section 3 of art. 2 of the Building Zone Resolution of the Board of Estimate and Apportionment of the City of New York, adopted July 25, 1926, inasmuch as motor vehicles stored are for sale, for rent, or for hire, or are subject to charges for storage or used for commercial purposes.

"You are, therefore, ordered to remove from premises all motor vehicles stored, for sale, rent or hire, or subject to charges for storage, or automobiles stored by others than the occupants of residence on the lot of which the garage is an accessory.";

and

WHEREAS, the premises consist of a plot of ground in a residence district, on the rear of which on July 25, 1916, there existed a garage for more than 5 motor vehicles, the garage was extended to the front of the lot in 1918, the present building being non-fireproof, one story in height, 20 ft. by 90 ft. in area; and

WHEREAS, this application was granted by the board at its meeting, July 12, 1921, and June 12, 1923, for a period of 2 years, and applicant requested an extension of the permit for a further period of 2 years.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the temporary use of the premises as a garage for a period not to exceed two years from this date.

Adjourned 3.50 p. m.

JAMES O'CONNOR, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 12, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle, Chief Kenlon and Assistant Chief Martin.

### PETITIONS FOR VARIATIONS.

198-25-S.

PETITIONER—Thomas B. Leahy, for the 566-568 Seventh Ave., Incorporated, owner.

SUBJECT—Variation of requirements of labor law, as cited in letter of superintendent of buildings.

PREMISES AFFECTED—566-568 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Thomas B. Leahy.

For Administration: None.

ACTION OF BOARD—Petition laid over to February 2, 1926, at 2 p. m., on request of petitioner.

18-24-S.

PETITIONER—Emery Roth, for Greenwill Construction Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—14-16 East 38th street, Manhattan.

APPEARANCES—

For Petitioner: John S. Keating.

For Administration: None.

ACTION OF BOARD—Petition laid over to February 2, 1926, at 2 p. m., on request of petitioner's representative.

1102-24-S.

PETITIONER—Arthur Greenbaum, for Abram I. Kaplan, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—251 Fifth avenue and 1 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: John S. Keating.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 2, 1926, at 2 p. m., on request of petitioner's representative.

880-25-S.

PETITIONER—Abraham Jacobs, for J. Heit, owner.

SUBJECT—Petition for variation of labor law as cited in an order of fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: Mr. Green.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 2, 1926, at 2 p. m., on request of petitioner's representative.

1045-25-S.

PETITIONER—A. W. Brockway, for Stewart-Brockway Holding Company.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Decatur street and Irving avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

573-25-S.

PETITIONER—Arbuckle Brothers, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—249-251 Plymouth street, Brooklyn.

APPEARANCES—

For Petitioner: A. R. Loveridge.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION.

(573-25-S)

WHEREAS, Arbuckle Brothers, owner, filed, June 2, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 249-251 Plymouth street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 24, 1924, reads (Order No. 61524-LD):

"1. Extend the interior stairway at the southeast end of building from 2nd to 1st story as per Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, three stories in height, 65 ft. by 100 ft. in area; OCCUPIED as a storage house for machinery, patterns and spare parts; 21 persons employed, 1st story, repairing bags; no one regularly employed above 1st story; EQUIPPED with a fire alarm signal system. EXITS: An open interior wooden stairway, extending from the 2nd story to 3rd story; access to 2nd story is had through horizontal opening from building adjoining at north; ROOFS of adjoining buildings same level at north and west; and

WHEREAS, the petitioner contends the building is used solely for storage; that the exits are adequate under such conditions.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

574-25-S.

PETITIONER—Arbuckle Brothers, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—249-251 Plymouth street, Brooklyn.

APPEARANCES—

For Petitioner: A. R. Loveridge.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(574-25-S)

WHEREAS, Arbuckle Brothers, owner, filed, June 2, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 249-251 Plymouth street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 24, 1924, reads (Order No. 61523-LD):

"1. Provide an outside iron balcony fire escape on the front of building with balconies 4 ft. in width, connected by stairways not less than 22 in. wide, placed at an incline of not more than 45 degrees, extending from the ground to the highest story, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

"2. Extend the interior stairway at the south side of building to the roof, as per Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, three stories in height, 65 ft. by 100 ft. in area; OCCUPIED as a storage house for machinery, patterns and spare parts; 21 persons employed, 1st story, repairing bags; no one regularly employed above 1st story; EQUIPPED with a fire alarm signal system. EXITS: An open interior wooden stairway, extending from the 2nd story to 3rd story; access to 2nd story is had through horizontal opening from building adjoining at north; ROOFS of adjoining buildings same level at north and west; and

WHEREAS, the petitioner contends the building is used solely for storage; that the exits are adequate under such conditions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition, as to Item 1, that a balcony fire escape shall be provided at the 2nd and 3rd stories with 60 degree connecting stairs and a portable drop ladder from the lowest balcony to the ground; as to Item 2, on condition that a fixed double-rung iron ladder shall be provided from the top story to scuttle in roof; and granted so long as conditions as to occupancy and use shall remain unchanged.

591-25-S.

PETITIONER—Samuel Rosenblum, for Development Leasehold Corp., lessee.

SUBJECT—Variation of labor law as cited in orders of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—205-207 East 117th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(591-25-S)

WHEREAS, Samuel Rosenblum, for Development Leasehold Corp., lessee, filed, June 8, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner and the decision of the superintendent of buildings, affecting premises No. 205-7 East 117th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, No. 82098-LD, dated July 9, 1925, and No. 86770-LD, dated November 5, 1925, read:

(82098-LD) Re: Premises 207 East 117th street, Man.

"1. Extend the interior stairway at the east side of building to the roof, as per Section 271 of the Labor Law.

"2. Provide an outside iron balcony fire escape on rear of the building with balconies 4 ft. in width connected by stairways not less than 22 in. wide, placed at an incline of not more than 45 degrees, extending from ground to roof, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law."

(86770-LD) Re: Premises 205 East 117th Street, Man.

"1. Provide an outside iron balcony fire escape on the rear of building with balconies 4 ft. in width connected by stairways not less than 22 in. wide, placed at an incline of not more than 45 degrees, extending from ground to roof, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

"2. Extend the interior stairway at the east side of the building to the roof, as per Section 271 of the Labor Law."

and

WHEREAS, the decision of the superintendent of buildings, dated June 4, 1925, reads:

"4. Fire escapes must be built as required by Section 273 of the Labor Law."

and

WHEREAS, the premises consist of two non-fireproof buildings, each four stories in height, 21 ft. by 48 ft. in area at 1st and 2nd stories, and 21 ft. by 40 ft. in area above. Building No. 205, OCCUPIED, 1st story, manufacturing, shades, 4 persons; 2nd story, manufacturing, embroidery, 11 persons; 3rd and 4th stories, dwelling, 4 persons on each story; Building No. 207, 1st story, manufacturing, mattresses, 3 persons; 2nd story, manufacturing, dresses, 12 persons; 3rd and 4th stories, dwelling, 4 persons on each story. EXITS: An interior wooden stairway in each building, extending from the 1st story to top story; enclosed in wood lath and plastered partitions with wooden doors at openings; an iron ladder to roof scuttle in No. 205, a wooden ladder to roof scuttle in No. 207; ROOFS of adjoining buildings same height at east, one story higher at west; and

WHEREAS, the petitioner proposes to provide an iron ladder to roof scuttle in Building No. 207, to erect a party wall fire escape on rear of buildings, with 60 degree connecting stairs, a gooseneck ladder to roof and a stationary iron stairway to yard; he contends that safe egress from yard may be had to adjoining yards at east and west as there is no dividing fence; he requests the board to accept the above exit conditions in lieu of complying with fire department orders No. 86770-LD and No. 82098-LD, Items 1 and 2, also with the decision of the superintendent of buildings, Item 4, relating to the same subject matter.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* (Order No. 82098), Item 1, that fixed double-rung iron ladder shall be provided to scuttle in roof; as to Item 2, *on condition* that party-wall fire escape shall be provided throughout the rear of the premises with connecting stairs of not less than 60 degrees; that the openings on the factory portion of the structure shall be equipped with fireproof windows, with egress from the yard to the adjoining yard, both to the east and west; and with egress from yard of adjoining premises to yards further east; as to Order No. 86770, Item 1, *granted on condition* that party-wall fire escape shall be provided with not less than 60 degree connecting stairs, with windows on course of factory portion made fireproof and self-closing; with egress to yard and adjoining yards to the east and west; with egress from the adjoining yard to the street; as to Item 2, *on condition* that fixed double-rung iron ladder shall be provided from the top story hall to scuttle in roof; and as to Objection 4 of decision of superintendent of buildings, *granted on condition* that the stipulations set forth in connection with fire department orders Nos. 82098 and 86770, as modified, shall be complied with; *on further condition* that the use and occupancy shall remain unchanged.

712-254S.

PETITIONER—Schwartz & Godick, for 45 East 30th St. Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—39 East 30th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT:

Affirmative. .... 0  
Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(712-25-S)

WHEREAS, Schwartz & Godick, for 45 East 30th Street Corp., owner, filed, July 6, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 39 East 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1925, reads:

"1. Arrange bars on windows, rear of building, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, four stories in height, 20 ft. by 100 ft. in area at 1st story and 20 ft. by 90 ft. in area above. OCCUPIED: 1st story, store; upper stories, tenant factories, approximately 25 persons per story, petitioner occupying the 3rd story for the manufacture of dresses, 25 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions, with metal clad doors at openings; a fire escape on the rear of the building, having fireproof windows along the course thereof, extending from the top story to the roof of 1st story extension; with EGRESS from termination of fire escape by means of adjoining extension roofs and also through building at rear to street; and

WHEREAS, there are two barred windows on the course of the fire escape on the 3rd story; and

WHEREAS, petitioner contends that there is a fireproof



# MINUTES

door leading to the fire escape; that the windows are fixed sash and pivoted; that the top of the fixed partition is 43 in. above the floor level and the area of the opening in the pivoted portion is too small for anyone to go through to the fire escape.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1002-25-S.

PETITIONER—Samuel Schlau, for Codington Co., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—630 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Schlau.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1002-25-S)

WHEREAS, Samuel Schlau, for Codington Co., owner, filed, September 30, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 630 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 22, 1925, reads (83970-LD):

"1. Enclose the interior stairway at south side of building serving as a required means of exit on all sides with partitions of fire resisting material extending continuously from the floor of the 1st story to the underside of the floor above, including all exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors \* \* \*.

"2. Arrange the fire escapes on the front of the building and the openings leading thereto and the windows opening on the course thereof so that same are in accordance with the provisions of Sections 273 and 274 of the Labor Law \* \* \*.

"SEE NOTE: Among the defects noted on this fire escape are the following: Windows on course not fireproof nor self-closing. No counterbalanced stairway from lowest balcony to ground."

and

WHEREAS, the building is non-fireproof, four stories in height, 24 ft. 8 in. by 60 ft. in area. OCCUPIED: 1st story, restaurant; 2nd story, front, sign painter, 3 persons; rear, employment agency, 2 persons; 3rd story, front, hat manufacturer, 4 persons; rear, novelties, 4 persons; 4th story, front, embroidery, 3 persons; rear, vacant at present. EXITS: An interior non-fireproof stairway, extending from the 1st story to roof; enclosed in 26 gauge metal lath and  $\frac{3}{4}$  in. Portland cement plaster partitions (excluding soffit) on 1st story; and above, enclosed in wood stud, lath and plaster partitions with wood doors at opening; a fire escape on the front of the building having non-fireproof openings along the course thereof, extending from the top story to the 1st story with counterbalanced sliding drop ladder to street; ROOFS of adjoining buildings to north same level, to south 10 ft. lower; and

WHEREAS, petitioner proposes, in re: to the stairway, to cover with sheet iron the soffit of the stairs leading from the 1st to 2nd story and, also, to make the windows along the course of the fire escape fireproof and self-closing, and contends that a counterbalanced stairway would obstruct the entrance to and also mar the appearance of the store.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 2, only so far as it affects counterbalanced stairs, *on condition* that a counterbalanced drop ladder in guides shall be provided from the lowest balcony to the street; and that the petition as to Item 1 be and it hereby is *denied*.

1019-25-S.

PETITIONER—William F. Doyle, for Kermacoe Realty Co., Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—257-267 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1019-25-S)

WHEREAS, William F. Doyle, for Kermacoe Realty Co., owner, filed, October 5, 1925, a petition for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 257-267 West 39th street, Manhattan; and

WHEREAS, the decision of the superintendent of buildings, Application No. 131-25, dated September 3, 1925, reads:

"Fireproof windows should be constructed as per rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 16 stories in height, 126 ft. 6 in. by 100 ft. in area; OCCUPIED, offices, show-rooms and manufacturing; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; and

WHEREAS, the petitioner proposes to eliminate the self-closing devices on all windows, except where they form an exposure and are within 30 ft. from any other opening in any other building and not in the same plane with said opening or when said opening is not more than 50 ft. above a neighboring roof; under such conditions he requests that this petition be granted.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows below the 12th story (inclusive), not within 30 ft. horizontally or 50 ft. vertically of adjoining exposures, or on the course of fire escapes, elevator shafts or stairways, *on condition* that the requirements of the labor law shall be complied with in all other respects.

1020-25-S.

PETITIONER—William F. Doyle, for Brooklyn Fire Brick Works, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—87-97 Van Dyke street, Brooklyn.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1020-25-S)

WHEREAS, William F. Doyle, for Brooklyn Fire Brick Works, owner, filed, October 5, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 87-97 Van Dyke street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 14, 1925, reads (Order No. 82593-LD):

"1. Provide an additional means of exit from 2nd story, pattern shop at west side of building as per rule 3 of the Board of Standards and Appeals adopted July 29, 1924.";

and

WHEREAS, the building is non-fireproof, two stories in height, 200 ft. by 225 ft. and 330 ft., irregular in area. OCCUPIED: 1st story, brick manufacturing, 60 persons; 2nd story, pattern shop, 5 persons. EXITS: An open interior wooden stairway, extending from the 1st story to 2nd story; no adjoining buildings; and

WHEREAS, the petitioner contends that the occupancy of 2nd story is very small; that there is nothing combustible in the building; under such conditions he requests the board to accept the existing exits as sufficient.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that an iron balcony at the front of building, embracing not less than three (3) windows, with a portable ladder, hung on the balcony, shall be provided.

1043-25-S.

PETITIONER—Isaac Dublier, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—131 West 21st street, Manhattan.

APPEARANCES—

For Petitioner: Harry Hertzberg and Isaac Dublier.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1043-25-S)

WHEREAS, Isaac Dublier, owner, filed, October 13, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 131 West 21st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 12, 1925, reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at north side of building, by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street \* \* \*.";

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 98 ft. in area at 1st story and 25 ft. by 82 ft. in area above; OCCUPIED for the manufacture of

embroidery, 50 persons above the 1st story; EQUIPPED with a fire alarm signal system. EXITS: An interior non-fireproof stairway, extending from the 1st story to roof; enclosed in fire resisting partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the yard; with EGRESS from the termination of the fire escape by means of open yards at rear; ROOFS of adjoining buildings to east 6 ft. lower, to west 100 ft. higher; and

WHEREAS, petitioner contends that the fence between the yard of the premises in question and the yard of the premises to the east has been removed and that permission to use the adjoining yard and building affording egress to street was filed with the bureau of buildings and a certificate of occupancy issued.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and the petition be and it hereby is granted on condition that open and unobstructed egress shall be maintained from the termination of fire escapes between the two premises, with egress from the adjoining premises at east to the street; and granted so long as conditions as to use and occupancy otherwise shall remain unchanged.

1055-25-S.

PETITIONER—Philip Strobel & Sons, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—40-42 Elizabeth street, Manhattan.

APPEARANCES—

For Petitioner: Philip Strobel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1055-25-S)

WHEREAS, Philip Strobel & Sons, Inc., lessee, filed, October 16, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 40-42 Elizabeth street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 7, 1925 (Order No. 76679-LD), reads:

"1. Extend the interior stairway at the south side of building to the roof, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 90 ft. in area; OCCUPIED for the manufacture of furniture; cellar, planing, 3 persons; 1st story, mill work, 9 persons; 2nd story, woodworking, 13 persons; 3rd story, finishing, 6 persons; 4th story, assembling, 3 persons; 5th story, storage only; EQUIPPED with a fire alarm signal system. EXITS: Two interior wooden stairways, extending from the 1st story to top story, a double-rung ladder to roof scuttle (the northerly stairway extends to roof); enclosed in wooden partitions on 1st story only, open above; a fire escape on the front of the building, having non-fireproof openings along the course thereof, extending from top story to 2nd story, with drop ladder to sidewalk; ROOFS of adjoining buildings same level at north, one story lower at south; and

WHEREAS, the petitioner contends that egress to roof is adequate in that the northerly stairway extends to the roof, and a double-rung ladder extends to roof scuttle over the southerly stairway.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the interior stairway, top story, southerly side, *on condition* that one interior stairway shall be continued to roof in accordance with section 271; that a fixed double-rung iron ladder shall be provided from top story to scuttle in roof; and *granted* so long as conditions as to occupancy and use shall remain unchanged.

1056-25-S.

PETITIONER—Levy & Berger, for Joseph H. Kliegman, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—237 DeKalb avenue, Brooklyn.

APPEARANCES—

For Petitioner: Joseph H. Kliegman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Flanagan and Assistant Chief Martin .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(1056-25-S)

WHEREAS, Levy & Berger, for Joseph H. Kliegman, owner, filed, October 16, 1925, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 237 DeKalb avenue, Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 76082-LD, dated April 23, 1925, reads:

"Provide safe and unobstructed egress from the lower termination of the fire escape at rear side of building by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273, Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories in height, 20 ft. by 61 ft. 8½ in. in area at the 1st story and 20 ft. by 40 ft. in area above; OCCUPIED as a laundry; total of 19 persons in the entire building. EXITS: An open interior wooden stairway, extending from the 1st story to roof; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the 2nd story balcony, which extends over the roof of 1st story, rear extension, and stationary stairway 24 in. wide leading down to yard level, with no legal means of egress from termination of fire escape to the street; ROOF of adjoining buildings on the same level; and

WHEREAS, the petitioner contends that there is a gate in the fence leading to adjoining yard at the west; that the exits are adequate, and requests the board to accept the existing exits as sufficient without change.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of fire escapes at rear, *on condition* that fire escapes otherwise shall comply with the labor law, and that egress shall be provided to the yard of adjoining tenement house to the west, with egress therefrom direct to street; and *granted* so long as conditions as to occupancy and use shall remain substantially unchanged.

1065-25-S.

PETITIONER—Kulok Realty Corporation, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—39-41 Eldridge street, Manhattan.

APPEARANCES—

For Petitioner: David Kulok.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(1065-25-S)

WHEREAS, Kulok Realty Corporation, owner, filed, October 20, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 39-41 Eldridge street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 25, 1925, reads:

"1. Extend the interior stairway at the rear of building to the roof, as per Section 271 of the Labor Law, said extension and the landings and passageways connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 ft. above the roof \* \* \*";

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 100 ft. in area at 1st story and 50 ft. by 90 ft. in area area; OCCUPIED as a tenant factory (mostly clothing), 165 persons above 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, the front one extending from the 1st story to roof and the rear one extending from 1st story to the top story; both enclosed in fireproof partitions with fire doors at openings; ROOFS of adjoining buildings to north same height, to south one story lower; and

WHEREAS, petitioner contends, in view of the character of the building and the protection afforded by the automatic sprinkler system, that the existing means of exit are adequate.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1078-25-S.

PETITIONER—Schwartz & Gross, for 66 West 47th St. Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—62-72 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Alfred A. Tearle.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1078-25-S)

WHEREAS, Schwartz & Gross, for 66 West 47th Street Corp., owner, filed, October 22, 1925, a petition for variation



# MINUTES

from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises No. 62-72 West 47th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated October 17, 1925, reads:

"11. No window pane may exceed 720 square inches in area. Sash not stationary—should be self-closing. Section 264 Labor Law and Rule 503 Industrial Code."; and

WHEREAS, the building is fireproof, 16 stories in height, 118 ft. by 100 ft. 5 in. in area; OCCUPIED as offices and 25 per cent manufacturing; about 95 persons on each story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to install  $\frac{1}{4}$  in. plate glass windows at street front, 1st and 2nd stories, part stationary and part pivoted, the maximum size of glass at 1st story to be 9 ft. by 12 ft. 6 in.; at 2nd story 5 ft. by 12 ft. 6 in.; he claims that all other windows will comply with the labor law; that the architectural design of the front would be materially affected if smaller glass was used on the two lower stories.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects windows on street front on two lower stories, on condition that the openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the labor law requirements shall be complied with in all other respects.

1082-25-S.

PETITIONER—Geo. & Edw. Blum, for 64-70 West 48th St. Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—64-70 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: John Leonard.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1082-25-S)

WHEREAS, George and Edward Blum, for 64-70 West 48th Street Corp., owner, filed, October 23, 1925, a petition for variation from the requirements of the labor law, as cited in decision of superintendent of buildings, affecting premises 64-70 West 48th street, Manhattan; and

WHEREAS, the decision of the superintendent of buildings, No. 371, dated October 17, 1925, reads:

"This amendment is disapproved with the following objection:

"3. Panes of glass having a greater area than 720 sq. in. are unlawful. Sec. 264 Labor Law, Rule 503 Industrial Code."; and

WHEREAS, the building is fireproof, 16 stories in height, 83 ft. 4 in. by 100 ft. 4 $\frac{1}{2}$  in. in area; OCCUPIED as offices and 25 per cent manufacturing; about 70 persons on each story; and EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; and

WHEREAS, the petitioner proposes to install  $\frac{1}{4}$  in. plate glass windows on the street front; the maximum size of glass on the 1st story to be 11 ft. by 13 ft., on the 2nd story to be 6 ft. 10 $\frac{3}{4}$  in. by 7 ft. 4 in.; he claims that all other windows will comply with the labor law; that the architectural design of the building would be destroyed if compelled to divide the glass windows into small sections on the first two stories at the front.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the street front of the two lower stories, on condition that the opening shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

1084-25-S.

PETITIONER—John Cox, Jr., for Clark Equipment Co.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—109-115 West End avenue, Manhattan.

APPEARANCES—

For Petitioner: John Cox, Jr.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1084-25-S)

WHEREAS, John Cox, Jr., for Clark Equipment Co., owner, filed, October 23, 1925, a petition for variation from the requirements of the labor law, as cited in decision of superintendent of buildings, affecting premises 109-115 West End avenue, Manhattan; and

WHEREAS, the decision of the superintendent of buildings, App. No. 2236, dated October 19, 1925, reads:

"1. Two means of exit must be provided remote from each other. Sec. 270."; and

WHEREAS, the building is fireproof, two stories in height, 100 ft. 6 in. by 100 ft. in area. OCCUPIED: 1st story, manufacturing of car springs, 30 persons; the occupancy of 2nd story not decided upon. EXITS: An interior fireproof stairway, extending from the 1st story to the 2nd story, enclosed in fireproof partitions with fireproof doors at openings; a fireproof ramp extending from the 1st story to the 2nd story; ROOFS of adjoining buildings two stories higher at south, same height at west; and

WHEREAS, the petitioner proposes to provide an exit door 2 ft. by 6 ft. from furnace room to street, with an iron stairs extending to sidewalk level, and he contends the existing ramp is an adequate second means of egress from the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects 2nd story, on condition that a fireproof stairway enclosure shall be provided and maintained in addition to the existing ramp from 2nd story, with direct egress to street; that an iron balcony shall be provided from the furnace room on the 65th street side of structure, with fixed iron stairs to the sidewalk, not more than 18 in. in width, additional to a fireproof doorway opening from furnace room to the floor area; and that a fixed iron stair shall be provided from the boiler room to 1st story, in addition to exit to street.



# MINUTES

1085-25-S.

PETITIONER—Samuel Rosenblum, for Rutzler Realty Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—404-408 East 49th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1085-25-S)

WHEREAS, Samuel Rosenblum, for Rutzler Realty Company, owner, filed, October 23, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 404-8 East 49th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 7, 1925, reads (Order No. 83587-LD):

"1. Provide an outside iron balcony fire escape on the front of building with balconies 4 ft. in width connected by stairways not less than 22 in. wide, placed at an incline of not more than 45 degrees, extending from the ground to the highest story, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law."

and

WHEREAS, the building is fireproof, three stories in height, 75 ft. by 100 ft. 5 in. in area at 1st story and 75 ft. by 94 ft. 5 in. in area above. OCCUPIED: 1st story, pipe cutting, 15 persons; 2nd story, machine shop, 12 persons; 3rd story, manufacturing extracts, 5 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fireproof ramp at rear of the building, having fireproof doors at all openings, extending from 1st story to the top story; ROOFS of adjoining buildings 2 stories lower at east, 10 ft. higher at west; and

WHEREAS, the petitioner contends that the exits are adequate; that the ramp was certified to the fire department by the labor department prior to the year 1916; that it was practically accepted as a stairway from the fact that no orders were issued before 1925; and, in view of the above facts, he requests the board to accept the existing exits as sufficient without further change.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, so long as ramp at rear of building shall be maintained free and unencumbered, on condition that an additional self-closing fireproof door shall be provided at the westerly end of the cross partition on the top story, between the front and rear sections; and granted so long as the present use and occupancy shall remain substantially unchanged.

1091-25-S.

PETITIONER—John J. Gilmartin, for Louis F. Rhoades, et al, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—9 North Moore street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1091-25-S)

WHEREAS, John J. Gilmartin, for Louis F. Rhoades, et al., owner, filed, October 26, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 9 North Moore street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 10, 1925, reads (Order No. 84971-LD):

"1. Enclose the interior stairway at the west side of building, serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"2. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following:

"Windows on course not fireproof, self-closing. No steps from floor to sills opening on balconies. Not screened to a height of 4 ft. 6 in. No 45 degree connecting stairways. No counterbalanced stairway from lowest balcony to ground. No fireproof passageway to street."

and

WHEREAS, the building is non-fireproof, six stories in height, 24 ft. by 72 ft. in area at 1st story and 24 ft. by 67 ft. in area above; OCCUPIED for the manufacture of mirrors, 13 persons above the 1st story. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in wooden lath and plastered partitions with wooden doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from main roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of a bridge connecting with the rear 2nd story balcony on No. 10 Beach street, thence a drop ladder to vacant lot adjoining at west; ROOFS of adjoining buildings 30 ft. lower at east, vacant lot at west; and

WHEREAS, the petitioners contends that there is no inflammable or combustible materials on the premises; that there are only 16 persons in the entire building, and, therefore, request the board to modify fire department order No. 84971-LD, Items 1 and 2.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 2, only so far as it affects windows on top floor and egress from the termination at the 2nd story, on condition that a connecting bridge shall be provided at the termination of the fire escape, connecting with the balcony fire escape of premises directly at rear, No. 10 Beach street, with counterbalanced drop ladder in guides from the lowest balcony of the Beach street fire escape to the open lot or



# MINUTES

parking space to the west, formed by intersection of Hudson and North Moore streets; and *granted* so long as conditions as to occupancy and use remain unchanged; as to Item 1, the petition be and it hereby is *denied*.

1145-25-S.

PETITIONER—George E. Strehan, for 8-10 West 37th Street Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—8-10 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: George E. Strehan and Thomas P. Field.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE—

Affirmative: Commissioner Guilfoyle and Assistant Chief Martin ..... 2

Negative: Chairman Walsh, Commissioners Connell and Flanagan ..... 3

Absent ..... 0

THE RESOLUTION:

(1145-25-S)

WHEREAS, George E. Strehan, for 8-10 West 37th Street Corporation, owner, filed, November 6, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 8-10 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings (N. B. 671-1923), dated October 31, 1925, reads:

"10. The means of egress are inadequate. Two lawful means of egress should be provided from each floor area. One stairway should be an exterior enclosed fireproof stairway. Every door leading to or opening on a stairway should swing outwardly and be 3 ft. 8 in. wide. All required stairways should extend to roof. Sec. 270 Labor Law.

"11. All structural steel should be encased in 2 inches of concrete. Section 264 Labor Law.

"12. All interior trim should be of incombustible materials. Section 264 Labor Law.

"13. All windows should conform to Section 264.

"16. The means of ventilating toilet compartments is unlawful (Sections 131 and 133 Industrial Code).";

and

WHEREAS, the building is to be fireproof, ten stories (118 ft. 6 in.), 40 ft. 11 in. by 98 ft. 9 in. in area 1st story and 40 ft. 11 in. by 87 ft. 9 in. above. OCCUPIED: 1st story, stores; upper stories, showrooms, offices and proposed occupancy of 25 per cent manufacturing, 80 persons per story; EQUIPPED with sprinkler system; the MEANS OF EGRESS consisting of an interior enclosed fireproof stairway from the 1st story to the roof; an exterior stairway on rear of building, with mezzanine fireproof passageway connecting with interior stairway at 1st story; the ROOF of adjoining building to the east is 35 ft. lower, to the west is 20 ft. higher; and

WHEREAS, the petitioner contends that the building is provided with interior trim of incombustible material; that the structure is only 18 ft. over the height limit, where an exterior enclosed fireproof stairway is required by the labor law; that there is an exterior open iron stairway; that only a 25 per cent occupancy factory is asked for; that structural steel columns and girders are encased in 2. in of concrete as required by the labor law, but that the intermediate floor beams have only 1½ in.; that the building is fully sprinklered; that all windows in the building conform to the labor law, except the show windows on 1st story; that the means of ventilating toilet compartment is by means of vent shaft with mechanical exhaust at the top.

*Resolved*, that the decision of the superintendent of build-

ings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

650-25-S.

PETITIONER—Louis Sonnenberg, for Manhattan Stationery Company, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—18 East 23rd street, Manhattan.

APPEARANCES—

For Petitioner: Louis Sonnenberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(650-25-S)

WHEREAS, Louis Sonnenberg, for Manhattan Stationery Company, Inc. (Louis Sonnenberg, president), owner, filed, June 23, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in order of fire commissioner, affecting premises No. 18 East 23rd street, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 76040-LD, reads:

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law \* \* \*.

"Among defects noted are the following:

"No balcony at 2nd story.

"No stationary or counterbalanced stair to ground.

"No fireproof passageway to street from termination.

"Windows on course of fire escape not self-closing.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 98 ft. in area at the 1st story and 25 ft. by 68 ft. above. OCCUPIED: 1st story, stationery salesrooms, 5 persons; 2nd story, office and stationery stock room, 5 persons; 3rd story, occupied by owner for printing, 10 persons; 4th story, rear, office and salesroom for smoking pipes, 1 person; front, vacant at present; 5th story, manufacturing jewelry, 13 persons; and EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire-resisting partitions with fire doors at openings, a 60 degree fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 3rd story balcony, with egress from the termination of the fire escape by means of an iron balcony and stair to the extension roof of the building to the east; ROOFS of adjoining building to east same level, to west 12 ft. higher; and

WHEREAS, petitioner contends, in view of the small area and also light occupancy of premises, that the existing means of exit are adequate.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted on condition* that a 60 degree connecting balcony fire escape shall be provided on front of building with counterbalanced drop ladder in guides from termination of lowest balcony; and that the fire escapes shall conform in all other respects with Section 271 of the labor law.

870-25-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for F. DePeyster Foster, trustee, owner.



# MINUTES

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—495 West Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(870-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for F. DePeyster Foster, trustee, owner, filed, August 27, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 495 West Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 20, 1925, reads (Order No. 77986-LD):

"3. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE:—Among the defects noted on this fire escape are the following:

"Windows on course not self-closing. Kalamein covering on doors and windows opening on course corroded and eaten away both on inside and outside. Needs painting. No safe passageway to the street from the termination.";

and

WHEREAS, the building is non-fireproof, six stories in height, 23 ft. 10 in. by 94 ft. 8 in. in area. OCCUPIED: 1st story, stores; 2nd story, manufacturing dolls, 7 persons; 3rd story, manufacturing mirrors, 5 persons; 4th story, electro-plating, 4 persons; 5th and 6th stories, manufacturing trimmings, 5 persons on each story. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in terra cotta block partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 2nd story; with no legal means of EGRESS from the termination of the fire escape to the street; ROOFS of adjoining buildings 3 stories lower at south; 5 ft. lower at north; and

WHEREAS, the petitioner claims that all items of the labor law have been complied with except the providing of a fireproof passageway to the street; he contends that there is a stairway from the termination of rear fire escapes at 2nd story leading into the yard of adjoining premises at north; that there is a gate in the fence of said adjoining premises leading to another premises at north; that there is also a stairway from the termination of rear fire escapes at 2nd story connecting with premises adjoining at south and to rear fire escapes on premises which face on West Houston street; that the occupancy is very light.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of fire escapes at rear, on condition that fixed iron stairs shall be provided from lowest balcony to the yard of adjoining premises to the north, with egress therefrom to street.

914-25-S.

PETITIONER—The Sanitas Company, Inc., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—33 Keap street, Brooklyn.

APPEARANCES—

For Petitioner: K. N. Chase.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(914-25-S)

WHEREAS, the Sanitas Company, Inc., owner, filed, September 9, 1925, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises No. 33 Keap street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 6, 1925, reads (Order No. 83526-LD):

"1. Extend the interior stairway at east side from 2nd to 3rd story as per Section 271 of the Labor Law.";

and  
WHEREAS, the premises consist of a non-fireproof building, three stories in height, 25 ft. by 75 ft. in area, and a one-story non-fireproof extension to the south, 15 ft. by 75 ft. in area; OCCUPIED for the manufacture of pine tar products; 1st story, 2 persons; 2nd story, 8 persons; 3rd story, used for storage, no occupancy. EXITS: An interior wooden stairway at the westerly end of the building, extending from the 1st to 3rd story (with ladder to scuttle in roof), enclosed in wooden partitions with wooden doors at openings; and also a wooden stairway at the easterly side of the building, extending from the 1st to 2nd stories, enclosed in wooden partitions with wooden doors at openings; and

WHEREAS, petitioner contends, in view of the small size of the building and the limited occupancy, that the existing means of egress are adequate.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1069-25-S.

PETITIONER—George and Edward Blum, for the 26th Street and 8th Avenue Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—255-259 West 26th street and 322-326 Eighth avenue, Manhattan.

APPEARANCES—

For Petitioner: John Leonard.

For Administration: None.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1069-25-S)

WHEREAS, George and Edward Blum, for 26th Street and 8th Avenue Corp., owner, filed, October 20, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises 255-259 West 26th street, 322-326 Eighth avenue, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, dated October 15, 1925, reads:

"1. Window panes may not exceed 720 square inches in area—Labor Law—Section 264-7.";

and  
WHEREAS, the building is fireproof, 20 stories in height, 71 ft. 4 in. by 125 ft. in area. OCCUPIED: 1st story, stores and offices; upper stories, offices, show rooms and 25 per cent manufacture, approximately 100 persons per story; and

WHEREAS, there are openings on the Eighth avenue and also in 26th street, in the street walls of the building on the 1st, 2nd and 3rd stories, glazed with  $\frac{1}{4}$  in. plate glass; the maximum area of the glass being, 1st story, 17 ft. by 11 ft. 4 in.; 2nd story, 14 ft. 6 in. by 9 ft.; 3rd story, 7 ft. 6 in. by 7 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest three stories and would also affect the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects windows on street front of the three (3) lower stories, on condition that openings shall be provided with approved metal frames and sash and glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law in all other respects shall be complied with.

1151-23-S.

PETITIONER—William G. Willis, for La Contento Cigar Co., Inc., owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—921 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: William G. Willis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and modified.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and

Assistant Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1151-23-S)

WHEREAS, William G. Willis, for La Contento Cigar Co., Inc., lessee, filed, October 5, 1923, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 921 Third avenue, Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 14, 1923, reads:

"1. Arrange the fire escape on the rear of building \* \* \*.

"Among the defects noted on this fire escape are the following:

"Windows on course not fireproof, not self-closing.

"Stairs are not 50 degrees.

"No stairway from top balcony to roof.

"No passageway from termination of fire escape to street.

"2. Extend the interior stairway at the north side of building to the roof, \* \* \*.

"3. Provide an additional required means of exit on the first floor of building, preferably located at the rear of building, in accordance with the requirements of Sec. 271 of the Labor Law.";

and

WHEREAS, the building is frame and brick, four stories in height, 20 ft. by 104 ft. in area in the 1st story and 20 ft. by 50 ft. above. OCCUPIED: 1st story, cigar mfr., 10 persons; 2nd story, frame gilder and leather worker (novelties), 2 persons; 3rd story, dwelling, 4 persons; 4th story, dwelling, 2 persons; the means of egress consists of an interior stairway, extending from the 1st story to the 4th story, with scuttle and ladder to roof, enclosed in fireproof partitions in the 1st and 2nd stories and lath and plaster partitions above, with wood doors at the openings, a party wall fire escape on the rear of the building connecting with adjoining building to the south with a gooseneck ladder from the top balcony to the roof and with gooseneck ladder from extension roof in the 2nd story to the yard level, with egress from yard through gate in fence to adjoining premises; and

WHEREAS, petitioner contends that the 3rd and 4th stories are occupied as dwellings; that there is an iron stair to scuttle in the roof, and requests the acceptance of the means of egress; and

WHEREAS, this petition was granted by the board at its meeting December 18, 1923, on certain conditions, and petitioner requested a modification of these conditions as to location of means of egress from termination of fire escape.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that egress from the termination of fire escape shall be by means of a doorway to the adjoining premises to the north; that there shall be no factory manufacturing use or occupancy above the 2nd story, and that the factory occupancy shall be discontinued on or before October 1, 1927.

945-24-S.

PETITIONER—Samuel Rosenblum, for Estate of Solomon Werner, owner.

SUBJECT—Request for reopening—Re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—736 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and

Assistant Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(945-24-S)

WHEREAS, Samuel Rosenblum, for Estate of Solomon Werner, owner, filed, July 18, 1924, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 736 Broadway, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 28953-LD, dated December 6, 1921, reads:

"1. Provide an additional means of exit from the cellar, said exit to be located at the front of building \* \* \*.";

and

WHEREAS, the building is fireproof, eleven stories in height, 24 ft. 3 in. by 107 ft. in area; OCCUPIED as a tenant factory and restaurant, total of 92 persons above the 1st story; the building is equipped with a fire alarm system; means of EGRESS consisting of an interior fireproof stairway extending from the 1st story to the roof,



# MINUTES

of an exterior iron stairway on the rear of the building; means of egress from the cellar consisting of a 3 ft. wide spiral stair extending from cellar to the 1st story at the rear; and

WHEREAS, petitioner contends that the cellar is used by the restaurant for the storage of supplies, using all but the front portion of the cellar; and that there is no one regularly employed in the cellar; and

WHEREAS, this petition was granted by the board at its meeting October 21, 1924, on certain conditions, and petitioner requested a modification of the conditions as to occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that a fixed double rung iron ladder with hand rails shall be installed at front of cellar indicated by red lights and exit signs leading to a counterbalanced sidewalk vault cover, equipped with signal bell; and *granted* only so long as the present occupancy and use shall be restricted to the storage use of the present restaurant exclusively, and that

the occupancy of the building above 1st story shall be restricted to that of the legal capacity of the interior stairs.

1361-23-SA.

PETITIONER—Todd Dry Dock, Engineering & Repairing Corp., owner.

SUBJECT—Approval of Todd Residence Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and

Assistant Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

Adjourned 7 p. m.

JAMES O'CONNOR, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held Wednesday afternoon, November 5, 1924, as they appeared in Bulletin No. 46, Vol. IX, are hereby corrected to read as follows:

### THE RESOLUTION:

(1051-24-S)

WHEREAS, James W. Byrnes, for Wichert, Inc., owner, filed, August 19, 1924, a petition, with the board of standards and appeals, for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 54-60 Schenectady avenue and 1720-34 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 25, 1924, reads:

"1. Arrange the fire escape on the east side of building and the openings leading thereto \* \* \*.

"NOTE: Among the defects noted on this fire escape are the following:

"Windows on course not fireproof nor self-closing. No balcony at 2nd story. No stairway to ground. Does not extend to roof.

"2. Provide an additional means of exit from the cellar, said exit to be located at the east side of the building in accordance with the provisions of Section 271 of the Labor Law.

"3. Extend the interior stairway at the southwest side of building to the roof, as per Section 271 of the Labor Law, said extension and the landings and passageways connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 ft. above the roof, as per Section 271 and 272 of the Labor Law and Rule 2 of the Industrial Code.

"4. Remove the substandard fire escape at the north, south and the one that extends from the 4th to the 5th story at east side of building or reconstruct in accordance

with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to the ground may be provided. Fire escapes shall be maintained structurally safe and properly painted. No sign of any character shall be placed at openings leading to these sub-standard fire escapes."

and

WHEREAS, the building is non-fireproof, five stories in height, 140 ft. by 60 ft. in area; OCCUPIED, tenant factory, 193 persons in the entire building; the building being equipped with a sprinkler system and a fire alarm signal system; the means of egress consisting of an interior stairway extending from the 1st story to the top story with scuttle and ladder to roof, enclosed in fireproof partitions, with fire doors at the openings; a fire escape on the westerly side of the building with bridge to adjoining building at the 2nd story and stationary stair to ground; a sub-standard fire escape on the Atlantic avenue and one on the Pacific street side of the building; the means of egress from the cellar consisting of ladder to sidewalk on Schenectady avenue and two portable ladders in the areas on Atlantic avenue; and

WHEREAS, petitioner proposes to remove bridge at the 2nd story and to fireproof the windows along the course of the fire escape and to provide flame plate under stairs and to provide gooseneck ladder from top balcony to roof, owing to the fact that the chimney interferes with the stair and landing, and requests to be permitted to retain the sub-standard fire escapes, which he contends are in safe condition.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* as to Item No. 1 so far as it affects the egress from the top story balcony to the roof, *on condition* that a gooseneck ladder shall be provided from the top story balcony to the roof; *granted* as to Item No. 2 *on condition* that a fixed double rung iron ladder shall be provided from the cellar on the west end of the building to the yard, with egress therefrom through alleyway direct to Atlantic avenue; *denied* as to Items No. 3 and No. 4.

\*Correction—Words "denied as to Items No. 3 and No. 4" added to the end of the resolution.



# FUEL OIL RULES

## CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS.

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, and January 18, 1924.

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

## GRADE A FUEL OIL.

### Rule 2. Manner of Storage for Grade A Fuel Oil.

Fuel oil, to be used for commercial, heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

### Rule 3. General Location of Tanks for Grade A Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

#### Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions.



# FUEL OIL RULES

Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 5. Material and Construction of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or bars,

these members should not be spaced greater than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

### Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 5.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{3}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more



# FUEL OIL RULES

than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

### Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Grade A Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-c, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.



# FUEL OIL RULES

## Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

## Section 3. Tests for Piping.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

## Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) Fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the

same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.



# FUEL OIL RULES

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 12. Burners for Grade A Fuel Oil

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals.

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.

## GRADE B FUEL OIL.

## Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.

## Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.

## Rule 22. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

## Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).

## Rule 25. Piping for Grade B Fuel Oil.

### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding material.



# FUEL OIL RULES

rials. Hose shall be no longer than necessary.

## Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

## Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

## Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

## Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

## Rule 26. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) See Rule 9 (a) for construction of valves.

(c) A remote control for shutting off the supply of oil to the burners shall be provided.

(d) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure.

## Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.

## Rule 28. Pilot Light.

Automatic systems shall be so designed that the flame cannot be extinguished by operation of the automatic control valve. A pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

## Rule 29. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 30. Fire Protection.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster board or other approved incombustible material. Above the

furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal, or three-fourths ( $\frac{3}{4}$ ) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 31. Instruction Cards.

See Rule 14.

## Rule 32. Installation.

See Rule 16.

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

## Rule 34. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 35. Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

WILLIAM E. WALSH, *Chairman.*

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in these rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including January 13, 1926.....	32
Restored to calendar .....	3

MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	10
Request to amend .....	1
Requests for modification .....	4
Requests to rescind .....	0
Requests for extension of time .....	0
Requests for extension of permit .....	1
Requests for mechanical installations .....	0
Requests for approval of plans .....	1
Administrative requests .....	0
Requests for interpretation .....	0
Total .....	795
Disposed of .....	94
Cases pending January 13, 1926 .....	701

DISPOSITION OF CASES.	
Withdrawn .....	4
Dismissed .....	1
Denied .....	22
Granted .....	0
Granted on condition .....	49
Appliances approved .....	0
Appliances dismissed, disapproved or withdrawn.....	1
Rules approved .....	0
Rules disapproved or rescinded .....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	9
Requests to reopen denied .....	1
Requests to amend granted .....	1
Requests to amend denied .....	0
Requests for modification granted .....	4
Requests for modification denied .....	0
Requests to rescind granted .....	0
Requests to rescind denied .....	0
Requests for extension of time granted.....	1
Requests for extension of time denied .....	0
Requests for extension of permit granted .....	0
Requests for extension of permit denied .....	0
Requests to install granted .....	0
Requests to install denied .....	0
Plans approved .....	1
Plans disapproved .....	0
Administrative requests granted .....	0
Administrative requests denied or withdrawn .....	0
Interpretations .....	0
Requests withdrawn or dismissed .....	0

Total ..... 94

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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TELEPHONE—Worth 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, January 19, 1926, at 10 a. m.
- Minutes of Regular Meeting, January 19, 1926, at 2 p. m.
- Corrections.
- Rules.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 26, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 2, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending January 20, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
44-26-S.....	B.B.M. ..	136-154 Varick st., Man. N. B. 399-1925.
43-26-A.....	F.D. ....	167-169 Wooster st., Man. F-88614.
42-26-BZ.....	F.D. ....	N. E. cor. Hilder ave. & Pelham pkway., N., Bx. Alt. 2946-1925.
41-26-BZ.....	B.B.Bx. .	3600 Jerome ave., Bx. N. B. 3047-1925.
40-26-S.....	F.D. ....	52 W. 46th st., Man. LD-65405.
39-26-S.....	F.D. ....	74 Foster ave., L. I. City, Q. LD-87246.
38-26-BZ.....	B.B.Bx. .	2044-2086 Webster ave., Bx. N. B. 3020-1925.
37-26-S.....	F.D. ....	209-211 E. 37th st., Man. LD-83008-83009.
36-26-BZ.....	B.B.B. ...	809-823 Ave. Q, Brooklyn. Applic. 22878-1925.
35-26-A.....	F.D. ....	W. S. Van Brunt st., 58 ft. 2 in. S. of Harrison st., Bklyn. F-87818.
34-26-BZ.....	F.D. ....	N. S. Merrick rd., 125 ft. W. of Leslie rd., Springfield, Q. Alt. 1200-1925.
33-26-A.....	F.D. ....	406-408 Gates ave., Bklyn. LC-99695.

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, January 26, 1926, at 2 p. m.*

923-25-BZ.  
 APPLICANT—McCooley and Conroy, for Peter Rinelli, owner.  
 PREMISES—Southeast corner of Bay parkway and 85th street, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story.

979-25-BZ.  
 APPLICANT—McCooley & Conway, for A. E. De Baun, owner.  
 PREMISES—144-18 Hillside avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 21 and 7g of the building zone resolution,

TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

982-25-BZ.

APPLICANT—Jacob Katz, for Highway Development Co., owner.

PREMISES—East side of Kings highway, 406.34 ft. north of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

1134-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Levine, owner.

PREMISES—290-292 Ellery street and 861-863 Park avenue, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1164-25-BZ.

APPLICANT—Logan Billingsley, for Jerome Avenue Exhibition Co., Inc., owner.

PREMISES—West side of Jerome avenue, 144 ft. north of East 176th street, Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution.

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theater building.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

PREMISES—4001-4011 Fourteenth avenue, Brooklyn.

APPLICATION, under section 7 (b-c) of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre and store building.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 10 a. m.*

1033-25-A—177-183 East 123rd street, Manhattan.

1047-25-A—150 Broadway, Manhattan.

1112-25-A—83-101 North Third street, Brooklyn.

424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.

941-25-A—422-430 East 53rd street, Manhattan.

524-25-A—134 West 23rd street, Manhattan.

525-25-A—146 West 23rd street, Manhattan.

526-25-A—153 West 21st street, Manhattan.

692-25-A—2152 Metropolitan avenue, Middle Village, Borough of Queens.

507-25-A—60 Grand street, Manhattan.

508-25-A—64 Grand street, Manhattan.

715-25-A—237 Central avenue, Far Rockaway, Borough of Queens.



# CALENDAR

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 26, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

AL. NO. 605-25-BZ—Application, June 11, 1925, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Hyman Kornreich, owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the 1st story and as dwellings above; premises southeast corner of Dahill road and Ditmas avenue, Brooklyn.

AL. NO. 852-25-BZ—Application, August 21, 1925, under section 21 of the building zone resolution, of Magnuson and Kleinert, architects, on behalf of J. Michaels, Inc., owner, to permit in a residence district the erection and maintenance of a building for business purposes; premises 322 Warren street, Brooklyn.

AL. NO. 970-25-BZ—Application, September 18, 1925, under section 7-e of the building zone resolution, of Henry J. Nurick, architect, on behalf of Herman Weinberg, owner, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles; premises 803-811 DeKalb avenue, Brooklyn.

AL. NO. 991-25-BZ—Application, September 28, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant on behalf of Fordham Triangle Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 50 ft. north of 200th street, The Bronx.

AL. NO. 1015-25-BZ—Application, October 2, 1925, under section 7-e of the building zone resolution, of Robert Teichman, architect, on behalf of The 138 West 99th Street Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 136-142 West 99th street, Manhattan.

AL. NO. 1041-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dr. Morris L. Levine, owner, to permit in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles; premises 178-184 Scholes street, southwest corner of Humboldt street, Brooklyn.

AL. NO. 755-25-BZ—Application, July 20, 1925, under section 7g of the building zone resolution, of Max Cohn, architect, on behalf of Aniello Nappi, owner, to permit in a business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five (5) motor vehicles;

premises 870-872 Metropolitan avenue, Brooklyn.

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 965-25-BZ—Application, September 17, 1925, under section 21 of the building zone resolution, of Angelo Justo, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 758 East 213th street, The Bronx.

CAL. NO. 1004-25-BZ—Application, October 1, 1925, under section 21 of the building zone resolution, of C. N. Whinston and Bro., architects, on behalf of Mah Realty Holding Corp., owner, to permit in a residence district the change of occupancy of the first story of an existing apartment building from dwelling use to stores; premises 2399 Grand concourse, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, January 26, 1926, at 2 p. m.*

721-25-A—60-62 West 116th street and 75-79 West 115th street, Manhattan.

812-25-A—Southeast corner of Hobson avenue, at intersection of L. I. R. R., Laurel Hill, Borough of Queens.

832-25-A—226 East 144th street, The Bronx.

905-25-A—288 Cooper street and 307-315 Moffat street, Brooklyn.

959-25-A—36-48 Flatbush avenue extension, Brooklyn.

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1025-25-A—21532-42 Jericho turnpike, Queens Village, Borough of Queens.

1093-25-A—East side of Outlet street at Oakwood Beach, Richmond.

1100-25-A—9 North Moore street, Manhattan.

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

295-25-A—533-537 West 48th street, Manhattan.

169-25-A—533-537 West 48th street, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, January 26, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of



# CALENDAR

Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, February 2, 1926, at 2 p. m.*

972-25-BZ.

APPLICANT—James Fenimore, owner.

PREMISES—767-793 East New York avenue, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1038-25-BZ.

APPLICANT—Gardiner Conroy, for Fangusta Realty Corp., owner.

PREMISES—878-892 East New York avenue, Brooklyn.

APPLICATION, under sections 21 and 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1079-25-BZ.

APPLICANT—Philip Freshman, for John De Angelo, owner.

PREMISES—6418-6424 Fort Hamilton parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.

1291-25-BZ.

APPLICANT—Schwartz and Gross, for 22 East 76th Street, Inc., owner.

PREMISES—20-28 East 76th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution.

1292-25-BZ.

APPLICANT—William F. Doyle, for Martin W. Teichman, owner.

PREMISES—307-317 West 38th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution.

## APPEALS FROM ADMINISTRATIVE ORDERS

*Tuesday, February 2, 1926, at 10 a. m.*

583-25-A—151-65 Kent avenue, Brooklyn.

1058-25-A—South side of East 136th street, from Locust to Walnut avenues, The Bronx.

1132-25-A—1687 Broadway, Manhattan.

1136-25-A—350 Waverly avenue, Brooklyn.

1148-25-A—98-116 Second avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, February 2, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howland avenue, Brooklyn.

CAL. NO. 1157-25-BZ—Application, November 10, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant on behalf of Milef Realty Corporation, owner, to permit in a 1½ times height district the erection of the street wall of a building to a height exceeding the limit set by the building zone resolution; premises 306-308 West 38th street, Manhattan.

CAL. NO. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

CAL. NO. 1011-25-BZ—Application, October 2, 1925, under section 21 of the building zone resolution, of Henry J. Nurick, architect and engineer, on behalf of Cobrink Furniture Company, lessee, Park Slope Masonic Club, owner, to permit in a residence district the conversion of occupancy of a building used as a church to a warehouse; premises 339 8th street, Brooklyn.

CAL. NO. 1022-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of Daniel Luftman, applicant and owner, to permit in a residence district the use as a restaurant of the basement floor of the building; premises 72 E 108th street, Manhattan.

CAL. NO. 1067-25-BZ—Application, October 20, 1925, under



# CALENDAR

section 21 of the building zone resolution, of John A. Sharp, applicant, on behalf of J. A. S. Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 327 ft. north of West 240th street, The Bronx.

L. No. 1098-25-BZ—Application, October 26, 1925, under section 21 of the building zone resolution, of F. S. McGowan, applicant, on behalf of O. L. Williams Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East 242nd street and White Plains road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATION.

*Tuesday, February 2, 1926, at 2 p. m.*

1-25-S—119-121 West 23rd street, Manhattan.  
3-25-S—226 East 144th street, The Bronx.  
8-25-S—385 Madison avenue, Manhattan.  
2-25-S—14-20 Centre street, Brooklyn.  
5-25-S—142 West 23rd street, Manhattan.  
3-25-S—14-16 East 38th street, Manhattan.  
8-25-S—160-162 Berry street, Brooklyn.  
0-25-S—602 Madison avenue, Manhattan.  
2-25-S—570-576 Seventh avenue, Manhattan.  
6-25-S—414-416 West Broadway, Manhattan.  
3-25-S—513-519 West 58th street, Manhattan.  
2-25-S—42-44 West 39th street, Manhattan.  
8-25-S—566-568 Seventh avenue, Manhattan.  
8-24-S—14-16 East 38th street, Manhattan.  
2-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.  
0-25-S—254-258 West 35th street, Manhattan.  
7-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.  
7-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## APPLIANCES SUBMITTED FOR APPROVAL.

1-25-SA—Sword Automatic Oil Burner, approval of.  
6-25-SA—National Rotary Oil Burner, approval of.  
0-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.  
3-25-SA—Goulds Hand Rotary Pump, approval of.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 9, 1926, at 10 a. m.*

5-25-A—4077-4085 Park avenue, The Bronx.  
3-25-A—302 West 127th street, Manhattan.  
9-25-A—109-115 West End avenue, Manhattan.  
4-25-A—477-479 Broome street, Manhattan.

## BUILDING ZONE APPLICATION.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, February 9, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 826-25-BZ—Application, August 13, 1925, under section 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Thrift Service Stations, Inc., lessee, to permit partly in a residence district and partly in a business district the erection and maintenance of a gasoline selling station; premises 3002-3012 Avenue N, southeast corner of Nostrand avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 9, 1926, at 2 p. m.*

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.  
792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.  
479-25-A—114-116 East 13th street, Manhattan.  
726-25-A—159 Varet street, Brooklyn.  
799-25-A—Southwest corner of Ely avenue and 13th street, Long Island City, Borough of Queens.  
1138-25-A—5401-5405 First avenue, Brooklyn.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 16, 1926, at 10 a. m.*

350-25-A—637 Broadway, Manhattan.  
388-25-A—641 Broadway, Manhattan.  
278-25-A—280 Broadway, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooey and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

CAL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolu-



# CALENDAR

tion, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.

CAL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, February 16, 1926, at 2 p. m.*

748-25-S—380 South street and 341-345 Front street, Manhattan.

898-25-S—215-217 West 40th street, Manhattan.

971-25-S—142-146 West 24th street, Manhattan.

1024-25-S—336-338 West 25th street, Manhattan.

1126-25-S—330 West 34th street, Manhattan.

913-25-S—1424-1444 Broadway, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

664-25-S—240-246 West 35th street, Manhattan.

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

**APPLIANCE SUBMITTED FOR APPROVAL.**  
985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JANUARY 19, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon (also Assistant Chief Martin substituting).

The minutes of the regular meeting of the board, held on Tuesday morning, January 12, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 12, 1926, were approved as printed in the Bulletin, No. 3, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

350-25-A.

APPELLANT—Edward P. Doyle, for Robert Walton Goelet, owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—637 Broadway, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

ACTION OF BOARD—Appeal laid over to February 16, 1926, at 10 a. m., on request.

388-25-A.

APPELLANT—Edward P. Doyle, for Robert Walton Goelet, owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—641 Broadway, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

ACTION OF BOARD—Appeal laid over to February 16, 1926, at 10 a. m., on request.

278-25-A.

APPELLANT—The Frank A. Munsey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—280 Broadway, Manhattan.

APPEARANCES—

For Appellant: James F. Conway.

ACTION OF BOARD—Appeal laid over to February 16, 1926, at 10 a. m., on request.

1034-25-A.

APPELLANT—Louis Maurer, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—404 West 43rd street, Manhattan.

APPEARANCES—

For Appellant: Knute Olsen.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....



# MINUTES

## THE RESOLUTION:

(1034-25-A)

WHEREAS, Louis Maurer, owner, filed, October 9, 1925, an appeal from order of the fire commissioner, affecting remises No. 404 West 43rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 12, 1925, reads (Order No. 31157-LC):

"1. Encase the inside storage tank with four-inch terra cotta or eight inches of approved masonry, as per Rule 19, Section 1-a of the Fuel Oil Rules.

"2. Provide an auxiliary fuel oil tank of not less than No. 14 U. S. Gauge metal, as per Rule 20-b of the Fuel Oil Rules.

"3. Remove the auxiliary supply tank or storage tank that is located within ten feet of any fire or flame, as per Rule 22-b of the Fuel Oil Rules.

"5. Provide a hydrostatic test of not less than 100 pounds per square inch for all Grade B fuel oil carrying piping, as per Rule 25, Section 2 of the Fuel Oil Rules.

"7. Provide a remote control for shutting off the supply of oil to the burner in case of an abnormal discharge, as per Rule 26-o of the Fuel Oil Rules.

"8. Provide a pilot light for each automatic Fuel Oil Burning system of an adequate intensity, in each combustion chamber, so arranged as not to be easily extinguished, as per Rule 28 of the Fuel Oil Rules.

"13. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 30 pounds per square inch for all welded tanks, as per Fuel Oil Rules."

WHEREAS, the building is non-fireproof, three stories in height, 18 ft. 7 in. by 48 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, there has been installed a fuel oil burning system, consisting of a 200 gallon fuel oil storage tank, a 100 gallon auxiliary, a Powerlight oil heat burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant proposes to encase the storage tank with 4 in. of terra cotta; in re: Item 2, contends that the auxiliary tank is No. 14 gauge metal; in re: Item 3, contends that the tank is located over 10 ft. from the furnace; in re: Item 5, contends that all piping is standard wrought iron; in re: Item 8, contends that the burner is non-automatic and burns without a pilot light; and in re: Item 13, requests the acceptance of an affidavit indicating that a shop test, in conformity with the rules, has been made.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal, as to Item 5, be and it hereby is *granted on condition* that the fuel oil installation shall be equipped with standard wrought iron pipe throughout; as to Item 7, *on condition* that a valve shall be provided between storage tank and auxiliary tank; as to Item 13, *on condition* that a certificate of factory test shall be filed with fire commissioner; and *further*, that the fuel oil installation shall comply with the rules in all other respects; as to Items 1, 2, 3 and 8, the appeal be and it hereby is *denied*.

1063-25-A.

APPELLANT—George Krause, for Knickerbocker 42nd Street Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1462-1470 Broadway, Manhattan.

APPEARANCES—

For Appellant: George Krause.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners	
Connell, Flanagan, Guilfoyle and Chief	
Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(1063-25-A)

WHEREAS, George Krause, for Knickerbocker 42nd St. Corp., owner, filed, October 19, 1925, an appeal from order of the fire commissioner, affecting premises No. 1462-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 12, 1925, reads (Order No. 31152-LC):

"1. Close up with brick all openings inside of tank enclosure;"

and

WHEREAS, the building is fireproof, 15 stories in height, 100 ft. by 175 ft. in area; OCCUPIED as an office building; and

WHEREAS, a fuel oil burning system has been installed consisting of a 6,500 gallon fuel oil storage tank, burners, valves and piping to make a complete installation; the storage tank being located in a vault below the sidewalk and covered with 2 ft. of sand fill; and

WHEREAS, appellant contends that immediately after the installation of the tank (in an old coal vault) that there were no openings inside the tank enclosure, but that the insurance company ordered openings in the enclosure to afford the escape of gases, and that openings were provided, and appellant contends further that the tank is now properly installed.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1080-25-A.

APPELLANT—Samuel Rosenblum, for Reenoip Realty Co., owner.

SUBJECT—Appeal from orders of fire commissioner.  
PREMISES AFFECTED—149-63 Pioneer street and 144-58 King street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Flanagan, Guilfoyle and	
Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1080-25-A)

WHEREAS, Samuel Rosenblum, for Reenoip Realty Co., owner, filed, October 22, 1925, an appeal with the board of standards and appeals from orders of the fire commissioner, affecting premises 149-63 Pioneer street and 144-58 King street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 79937-F, dated June 19, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto;"

and Order No. 79937-F, same date, reads:



# MINUTES

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at west side of building, or other approved protection, as per Sec. 375, Art. 18, Chap. 5 of the Code of Ordinances.";

and

WHEREAS, the premises consists of four brick and frame non-fireproof buildings, designated on plans as A, B, C and D; one story in height, except Building C, which is three stories (40 ft. 7 in.) in height; 200 ft. by 200 ft. over all, with an interior court at centre, about 91 ft. by 100 ft.; floor area of Building A is about 6,168 sq. ft.; Building B, about 4,356 sq. ft.; Building C, about 14,700 sq. ft.; Building D, about 2,890 sq. ft.; Buildings A, B and C have communicating door openings; Building D is isolated, with no connecting openings. OCCUPIED: Entire plant is used as machine shop and iron works, 19 persons in all; and

WHEREAS, the appellant contends, re: Order No. 79937-F, that these buildings are filled with old iron, and to provide a standpipe equipment would cause a great hardship; that there is no hazardous condition; re: Order No. 79938-F, that the window openings affected in this order are on the 2nd tier of windows in a clerestory portion of the building, also that this building is 40 ft. 7 in. in height, where these windows appear on the west side.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal, as to Order No. 79937-F, Item 1, be and it hereby is *granted on condition* that the structure as now subdivided shall not be increased in height, area or dimension; as to Order No. 79938, Item 1, *granted on condition* and only so long as the adjoining structure remains unchanged; the height of adjoining building being but one story, the exposure sidewall of which is unpierced throughout its entire height and length; and *further be it resolved* that the appeal is *granted* only so long as the operation and conduct of business maintained on these premises under appeal remain unchanged.

1081-25-A.

APPELLANT—Samuel Rosenblum, for F. H. & J. M. White, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—111-19 North Third street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1081-25-A)

WHEREAS, Samuel Rosenblum, for F. H. and J. M. White, owners, filed, October 22, 1925, an appeal from orders of the fire commissioner, affecting premises 111-19 North 3rd street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated October 2, 1925, read:

Order No. 85184-F—

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings, and which are not more than 50 ft. above a neighboring

roof at north and west sides of building, or other approved protection, as per Sec. 375, Art. 18, Chap. 5 of the Code of Ordinances.";

Order No. 85185-F—

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto.";

and

WHEREAS, the premises consist of six non-fireproof buildings, designated on plans as A, B, C, D, E and F, one story (12 to 20 ft.) in height, except Building C, which is four stories (46 ft. 10 in.) in height, and Building D, three stories (30 ft. 9 in.) in height; 162 ft. by 125 ft. 6 in. over all; floor area of Building A, about 2,050 sq. ft.; Building B, about 2,600 sq. ft.; Building C, about 6,650 sq. ft.; Building D, about 2,300 sq. ft.; Building E, about 5,000 sq. ft.; and Building F, about 1,400 sq. ft. OCCUPIED: 1st story, offices, packing, manufacturing brass goods, 23 persons; 2nd story, offices, manufacturing brass goods, 11 persons; 3rd and 4th stories, manufacturing mattresses, 31 persons on the two floors; and

WHEREAS, there are 17 windows in the westerly wall and 15 windows in the northerly wall affected by Order No. 85184-F; appellant contends that the exposure at west is a factory building, 25 ft. 7 in. away; that the exposure at north is not direct, but is the roof of a one-story extension diagonally at west; and re: Order No. 85185-F, that there is no floor area except the 1st story, where standpipes would be required under the law; that the entire building is adequately provided with an automatic sprinkler system, having three sources of supply.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal, as to Order No. 85184, Item 1, be and it hereby is *granted*, so long as the entire premises shall remain in single ownership and one operation; as to Order No. 85185, Item 1, *granted*, so long as structure as now subdivided shall remain in one ownership; that same shall not be increased in height or area; and that the entire premises shall be equipped throughout with approved wet sprinkler system in accordance with the rules of the board.

1087-25-A.

APPELLANT—Louis Levinner, for Aalef Holding Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—40 East 21st street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....

Absent .....

THE RESOLUTION:

(1087-25-A)

WHEREAS, Louis Levinner, secretary for Aalef Holding Corporation, filed, October 24, 1925, an appeal from an order of the fire commissioner, affecting premises No. 40 East 21st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 23, 1925, reads (Order No. 84916-F):



# MINUTES

"1. Properly repair the standpipe system and comply with the following:

"A. Provide reserve of 3500 gallons.

"B. Raise tank to 20 ft. above top outlet.

"C. Provide O. S. and Y. gate valves at check at top.

"E. Provide a siamese 18 in. to 24 in. from ground at 90 degree angle. Section 581, Chapter 5, Code of Ordinances and Rules of the Board of Standards and Appeals."

WHEREAS, the building is fireproof, 11 stories (125 ft.) eight, 25 ft. by 85 ft. in area; OCCUPIED as a factory building, 25 persons on each story; and

WHEREAS, the appellant contends that the present gravity tank on roof is 3,000 gallons capacity, connected with both standpipes and house supply; that it is elevated 10 ft. above highest standpipe outlet; and he proposes to arrange a 5000 gallons reserve solely for standpipe use; to provide fire extinguishers at top story in lieu of complying with Items A and B; he further contends re: to Items C and E, that the present condition of the standpipe system existed since its installation.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1092-25-A.

APPELLANT—Louis A. Woellmer, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—1261 76th street, Brooklyn.

APPEARANCES—

For Appellant: Louis A. Woellmer.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1092-25-A)

WHEREAS, Louis A. Woellmer, owner, filed, October 26, 1925, an appeal from a decision of the fire commissioner, affecting premises 1261 76th street, Borough of Brooklyn;

WHEREAS, the decision of the fire commissioner, rendered October 6, 1925, reads (Alt. App. No. 2177-1924):

"1. Supply tanks of this type are considered as inside storage tanks, and must conform to the requirements of Rule 19."

WHEREAS, the building is of frame construction, three stories in height, 18 ft. by 37 ft. in area; OCCUPIED as private residence; and

WHEREAS, the appellant has installed a fuel oil heating system in his residence, using a 55 gallon tank in the cellar for the sole supply.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so far as it affects a single tank storage not more than 55 gallon capacity, on condition that the oil burning system shall comply with the rules in all respects.

894-25-A.

APPELLANT—Emil Guterman, for Ben. Litvin & Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1470 Pitkin avenue, Brooklyn.

APPEARANCES—

For Appellant: Emil Guterman.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(619-25-A)

WHEREAS, Emil Guterman, for Ben Litvin & Co., owner, filed, June 15, 1925, an appeal from order of the fire commissioner, affecting premises No. 1470 Pitkin avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 29, 1925, reads (Order No. 96081-C):

"2. Provide a covering of approved fire retarding material on ceiling of 1st story as per approved plans. Plan 1203-23.

"3. Provide a covering of approved fire retarding material on stairway enclosure, 1st story, as per approved Plan 1203-23.

"4. Provide a covering of approved fire retarding material on ceiling cellar level as provided in Plans 1203-23."

and

WHEREAS, the building is non-fireproof, three stories in height, 20 ft. by 55 ft. in area. OCCUPIED: 1st story, automobile accessory and gasoline service station; upper stories, offices and dwellings; there being a 550 gallon gasoline storage tank encased in 12 in. of concrete buried 2 ft. below the cellar floor, with fill box at curb and pump placed outside of the front show window of store; and

WHEREAS, appellant contends that a metal covering has been placed on the 1st story ceiling; that no gasoline is handled within the building, and proposes to encase in 4 in. of concrete all piping in cellar.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

894-25-A.

APPELLANT—Michael W. Just, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—192 Flatbush Avenue Extension, also 137 Duffield street, Brooklyn.

APPEARANCES—

For Appellant: Michael W. Just.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(894-25-A)

WHEREAS, Michael W. Just, owner, filed, September 1, 1925, an appeal from an order of the fire commissioner, affecting premises No. 192 Flatbush avenue extension, also 137 Duffield street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 14, 1925, reads (Order No. 82603-F):



# MINUTES

"1. Install an automatic dry pipe sprinkler system for entire building used for the storage and manufacture of paper boxes, having at least one source of water supply, arranged and equipped as provided in the Rules for Fire Extinguishing Appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, two stories (24 ft.) in height, on an average of 25 ft. by 100 ft. in area. OCCUPIED: Cellar, storage, 2 persons; 1st story, office, 5 persons; 2nd story, manufacturing paper boxes, 12 persons; and

WHEREAS, the appellant contends the building is narrow, extending through the block from Flatbush avenue extension to Duffield street; also that the occupancy is small.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and so long as it extends unobstructed from street to street; and that the labor law requirements as to exits shall be complied with and maintained.

843-25-A.

APPELLANT—Frank Amiano, for Chauncey O. Middlebrock, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—4568-4572 White Plains road, The Bronx.

APPEARANCES—

For Appellant: Wm. W. Pennyfield.

For Administration: Inspector Lenihan, of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(843-25-A)

WHEREAS, Frank Amiano, for Chauncey O. Middlebrock, owner, filed, August 19, 1925, an appeal from an order of the fire commissioner, affecting premises 4568-4570-4572 White Plains road, The Bronx; and

WHEREAS, the order of the fire commissioner, No. 30620-LC, dated July 29, 1925, reads:

"Remove all motor vehicles, the fuel tanks of which are not empty and discontinue the use of the premises as a garage.";

and

WHEREAS, the building is of frame construction, 1½ stories in height, 20 ft. by 30 ft. in area; OCCUPIED as a garage for the storage of five (5) motor vehicles in a business use district; and

WHEREAS, the appellant contends that the building has been used as a garage since 1914, prior to 1914 it was used as a stable, and has filed an affidavit to that effect.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the interior of garage on 1st story shall be fire retarded in accordance with the rules of the board of standards and appeals; and that not more than five (5) cars shall be stored on the premises, three (3) of which shall be the property of the owner of the building, used in the conduct of his business.

989-25-A.

APPELLANT—Charles Heckman, for Wallace & Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—280-284 Park avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum and Charles Heckman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(989-25-A)

WHEREAS, Charles Heckman, for Wallace & Co., owner, filed, September 26, 1925, an appeal from decision of the fire commissioner, affecting premises 280-84 Park avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated September 1, 1925, reads:

"1. Install an automatic dry pipe sprinkler system on the 1st and 2nd stories, used for the storage and manufacture of paper boxes, having at least one source of water supply, arranged and equipped as provided in the Rules for Fire Extinguishing appliances adopted by the Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a non-fireproof building, two stories and attic in height, 50 ft. by 50 ft. in area, and also a one-story extension to the south. OCCUPIED: 1st story, storage of cardboard, 3 persons; 2nd story, manufacturer of paper boxes, 25 persons; attic, vacant; and

WHEREAS, the appellant, who is the tenant, contends that the building is amply provided with exits; that the owner refuses to install the system; that he leases the premises on a month to month tenancy and that the providing of the sprinkler system would be a hardship and would result in the confiscation of the business.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; and that the storage of cardboard stock shall be restricted to 1st story.

969-25-A.

APPELLANT—Henry J. Nurick.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—24 Myrtle Avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## BUILDING ZONE CASES.

903-25-BZ.

APPLICANT—McCooley & Conroy, for N. & H. Building Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-e of the building zone resolution, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—823-829 Classon avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.



# MINUTES

For Opposition: Joseph Kopelman and F. M. Tomlin.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., for final disposition, on consent of both sides.

75-23-BZ.

APPLICANT—Thomas W. Lamb, for B. F. Keith's New York Theatre Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn).

PREMISES AFFECTED—109 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: Lawrence Green.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 23, 1926, at 10 a. m., on request of applicant's representative.

118-25-BZ.

APPLICANT—William F. Doyle, for George Potts, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—120-130 Terrace place, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., on request of applicant.

115-25-BZ.

APPLICANT—Max Geidel and Ernest Henke, for Ernest Henke and Henrietta Geidel, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline filling station.

PREMISES AFFECTED—Southeast corner of Drumgoole and Page avenues, Tottenville, Richmond.

APPEARANCES—

For Applicant: C. C. Beekman.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., to correct plans.

115-25-BZ.

APPLICANT—Angelo Justo, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for business purposes.

PREMISES AFFECTED—758 East 213th street, The Bronx.

APPEARANCES—

For Applicant: E. J. Dooling.

For Opposition: Frank R. Galgano.

ACTION OF BOARD—Application laid over to January 26, 1926, at 10 a. m., on request of applicant.

1004-25-BZ.

APPLICANT—C. N. Whinston & Bros., for Mah Realty Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the change of occupancy of the 1st story of an existing apartment building from dwelling use to stores.

PREMISES AFFECTED—2399 Grand concourse, The Bronx.

APPEARANCES—

For Applicant: J. Reic, Jr.

For Opposition: None.

ACTION OF BOARD—Application laid over to January 26, 1926, at 10 a. m., on request of applicant.

1044-25-BZ.

APPLICANT—John J. Dunnigan, for Carmine Dargenio, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—975-977 Second avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Isidor Mates, Meyer Breger and others.

ACTION OF BOARD—Application laid over to February 23, 1926, at 10 a. m., on written request of applicant.

114-25-BZ.

APPLICANT—Jenks & Rogers, for Kenner Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Philip Scharf.

ACTION OF BOARD—Application laid over to January 26, 1926, at 2 p. m., for inspection and report by a committee of board.

599-25-BZ.

APPLICANT—Eugene De Rosa, for Maxlam Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.

PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th street, The Bronx.

APPEARANCES—

For Applicant: Wm. F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application laid over to January 26, 1926, at 2 p. m., for inspection and report by a committee of board.

1042-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Lassinsky, owner.



# MINUTES

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a building to be used as a factory.

PREMISES AFFECTED—Northeast corner of Pennsylvania avenue and Pitkin avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Irving Ditchik, Mary F. Anderson and fifteen others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(1042-25-BZ)

WHEREAS, Edward P. Doyle, for Morris Lassinsky, owner, filed, October 13, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a building to be used as a factory; premises northeast corner of Pennsylvania avenue and Pitkin avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pennsylvania avenue is in a business district; that Pitkin avenue is in a business district; that New Jersey avenue is in a residence district, and that Sheffield avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 26, 1925, reads:

"Proposed four story building to be located in a business district and to be used exclusively for factory purposes is contrary to Art. II, par. 4c of the Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, four stories in height, with a frontage of 125 ft. and a depth of 100 ft.; to be occupied in whole as a factory; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

423-25-BZ.

APPLICANT—Samuel Schlau, for Isabel Burger, owner.  
SUBJECT—Application (re: appeal from decision of tenement house commissioner) to permit in an "F" area district the erection of a building the area of which is in excess of that permitted in such district.

PREMISES AFFECTED—123-02 and 123-08 Rockaway Beach boulevard, Rockaway Park, Borough of Queens.

APPEARANCES—

For Applicant: Edward H. Burger and Samuel Schlau.

For Opposition: Frederick T. Davies, T. J. Connolly and E. W. Sullivan.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(423-25-BZ)

WHEREAS, Samuel Schlau, for Isabel Burger, owner, filed, April 20, 1925, an application, under the building zone resolution, to permit in an "F" area district the erection of an apartment house, the area of which is in excess of that permitted in such a district; premises 123-02 to 123-08 Rockaway Beach boulevard, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that both Rockaway Beach boulevard and Beach 123rd street are in residence use and "F" area districts; and

WHEREAS, the decision of the tenement house commissioner, rendered March 30, 1925, reads:

"The plans and specifications submitted by you for the erection of one tenement house located at Rockaway Beach boulevard, N. W. corner 123rd St., have been disapproved this day for the following reasons:

"Objection No. 19 not removed. As district has been changed to an F area district, building must be made to conform to requirements of this district. Zone Resolutions."

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 74 ft. and a depth of 74 ft.; to be occupied as apartments; and

WHEREAS, the board concluded that applicant is entitled to relief and the zoning resolution precludes retroaction under section 24, having filed plans prior to the change of zone from an "E" to an "F" district, and that there would be unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be limited in height to four stories above grade, restricted in use and occupancy specifically to that permitted in a residence use district; that the building shall set back from the building line of the Rockaway Beach boulevard and from Beach 123rd street not less than fifteen (15) ft.; that an open court, running the full depth of the plot, of not less than eleven (11) ft. in width shall be maintained on the westerly side of the premises; and that an open court of not less than eleven (11) ft. in width for the full extent of the plot shall be maintained on the northerly end of the property; that the exterior surface of the rear and gable walls shall be finished in light-colored face brick; that the facade of the building on the two street fronts shall be finished with face brick or natural cut stone and natural stone or architectural terra cotta trimmings; that a return drawing of the proposed elevations shall be made to this board for approval, before submitting same to the tenement house commissioner for approval; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1522-24-BZ.

APPLICANT—Edward P. Doyle, applicant, on behalf of Hugo Seidenberg, owner.



# MINUTES

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a residence district the maintenance of a building used for store purposes on the first story (previously withdrawn).

PREMISES AFFECTED—129-02 Newport avenue, Belle Harbor, Borough of Queens.

## APPEARANCES—

For Applicant: Edward P. Doyle, John J. Glynn, Hugo Seidenberg and Hugo Werner.

For Opposition: Stanley H. Molleson, Mr. Connolly, Mrs. Heisman, E. M. O'Connor, Rev. James Foran and thirty others.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Flanagan and Chief Kenlon 4

Absent ..... 0

## THE RESOLUTION:

(1522-24-BZ)

WHEREAS, Edward P. Doyle, for Hugo Seidenberg, owner, filed, December 27, 1924, an application, under the building zone resolution, to permit in a residence district the maintenance of a building used for store purposes on the 1st story; premises 129-02 Newport avenue, Belle Harbor, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 129th street is in both a business and residence district; that Newport avenue is in a residence district, and that 130th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1924, reads:

"Replying to your communication of the 5th inst., requesting certificate of occupancy for stores on the first floor of the building located at 129-02 Newport Avenue, Belle Harbor, New York City, you are hereby advised that the same is denied for the reason that it is in a residential district."

and

WHEREAS, the existing building is of frame and stucco construction, two stories in height, with a frontage of 40 ft. and a depth of 60 ft.; to be occupied as a store on 1st story and dwellings on 2nd story; and

WHEREAS, the board concluded that applicant is not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1051-25-BZ.

APPLICANT—Henry S. Churchill and Charles B. Meyers, for Leo H. Wise, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street wall of a portion of a building to a height in excess of the limitation imposed by the building zone resolution.

PREMISES AFFECTED—28-32 East 63rd street, Manhattan.

## APPEARANCES—

For Applicant: Charles B. Meyers.

For Opposition: William E. Bardausch and Mr. Davis.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Assistant Chief Martin ..... 2

Negative: Chairman Walsh and Commissioners Flanagan and Connell..... 3

Absent ..... 0

## THE RESOLUTION:

(1051-25-BZ)

WHEREAS, Henry S. Churchill and Charles B. Meyers, for Leo H. Wise, owner, filed, October 15, 1925, an application, under the building zone resolution, to permit in a 1½ times height district the erection of the street wall of a portion of a building to a height in excess of the limitation imposed by the building zone resolution; premises 28-30-32 East 63rd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises in question is in a 1½ times height district, residence use; and

WHEREAS, the decision of the superintendent of buildings, rendered September 16, 1925, in acting on N. B. 540-1925, reads:

"1. Provide lawful setbacks at front of building to conform with the requirements of Article 3 of the Building Zone Resolution."

and

WHEREAS, the building is to be of fireproof construction, 16 stories in height, with a frontage of 58 ft. 6 in. and a depth of 90 ft.; to be occupied as non-housekeeping apartments; the building being 83 ft. 6 in. from corner of Madison avenue (20 ft. wide); for 16 ft. 6 in. of front height permitted is 120 ft.; for remainder permitted height is 90 ft. based on width of street and 4 ft. 1 in. additional due to excess height of adjoining building; total 94 ft. 1 in.; and

WHEREAS, the board concluded that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the height regulations.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1094-25-BZ.

APPLICANT—William F. Doyle, for Joseph Golding, owner.

SUBJECT—Application (re: decision of tenement house commissioner), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

PREMISES AFFECTED—1178-1188 Madison avenue and 16-18 East 87th street, Manhattan.

## APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: F. I. Lockman and H. W. Davis, representing 5th Ave. Assn. (Both objections withdrawn during presentation of case.)

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(1094-25-BZ)

WHEREAS, William F. Doyle, for Joseph Golding, owner, filed, October 26, 1925, an application, under the building



# MINUTES

zone resolution, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the zone resolution; premises 1178-88 Madison avenue and 16-18 East 87th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises in question are in a 1½ times height district; and

WHEREAS, the decision of the tenement house commissioner, rendered October 13, 1925, reads:

"It has been brought to my attention that N. B. Plan 69-25, filed in this department on May 27th, 1925, and amended on July 13th, 1925, shows a condition which is contrary to the Zoning Resolution, in that the height exceeds the limit set by Sections 8 and 9 of the said resolution.

"I have therefore to inform you that the approval issued to you on July 31, 1925, is hereby revoked.";

and

WHEREAS, the proposed fireproof apartment house has a frontage of 201 ft. 4½ in. on Madison avenue, and 113 ft. 4 in. on East 87th street. It is proposed to erect the entire Madison avenue street walls of the building to a height of 150 ft. and continue this height (150 ft.) for a distance of 31 ft. east of Madison avenue on the East 87th street front; the remainder of the East 87th street front will conform with the zone resolution; and

WHEREAS, the proposed structure embraces the entire street front on Madison avenue from 86th street a distance of 100 ft. to 87th street and is involved by three height districts; and

WHEREAS, the board concluded that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the upper thirty (30) ft. at the corner formed by the intersection of Madison avenue and 87th street for a depth not exceeding 31 ft. 4 in. on the 87th street frontage,

on condition that the requirements of the building zone resolution shall be complied with in all other respects.

828-25-BZ.

APPLICANT—Alfred H. Eccles, for Henry Gerken owner.

SUBJECT—Approval of plans (application re: decision of superintendent of buildings), under section 21 of building zone resolution, to permit in a business district the erection of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Second avenue and Newtown avenue, Astoria, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Plans approved as in compliance with resolution of the board as to facade.

THE VOTE TO APPROVE PLANS AS TO FACADE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin

Negative

Absent

## AREA FIXED.

(1288-25-BZ)

The chairman presented and read a communication from Schreiber, Collins, Myers & Butcher, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises northwest corner of Newtown avenue and Second avenue, Astoria, Queens.

The following area was approved by the board:

Both sides of Newtown avenue from a point 200 ft. south of Second avenue to a point 400 ft. north of proposed garage; both sides of Second avenue from a point 200 ft. south of Newtown avenue to a point 400 ft. north of premises in question; both sides of Winslow place for its full length; also the east side of Carver street from Newtown avenue to a point 145 ft. north of Newtown avenue.

Adjourned 2.30 p. m.

JAMES O'CONNOR, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JANUARY 19, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle, Chief Kenlon and Assistant Chief Martin, substituting.

913-25-S.

PETITIONER—Buchman & Kahn, for Rutley's, Incorporated, lessee.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—1424-1444 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition laid over to February 16, 1926, at 2 p. m., on request.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B. Fischer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 16, 1926, at 2 p. m., on request.

664-25-S.

PETITIONER—H. Davis & Son, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—240-246 West 35th street Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 16, 1926, at 2 p. m., on request.



# MINUTES

734-25-S.

PETITIONER—Buchman & Kahn, for Siden Building Company, Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 16, 1926, at 2 p. m., on request.

967-25-S.

PETITIONER—Edward P. Doyle, for Karman Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—35 Wilbur avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 2, 1926, at 2 p. m., to obtain certificate of occupancy.

919-25-S.

PETITIONER—Samuel Rosenblum, for Hardman Peck & Co., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—531 West 51st street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Assistant Chief Martin

Negative

Absent: Commissioner Flanagan

1045-25-S.

PETITIONER—A. W. Brockway, for Stewart-Brockway Holding Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Northwest corner Decatur street and Irving avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin

Negative

Absent

576-25-S.

PETITIONER—Samuel Cohen, for Rector Catering Co., Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—161 Bowery, Manhattan.

APPEARANCES—

For Petitioner: Max Seigel.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Chief Kenlon

Negative

Absent: Commissioner Flanagan

## THE RESOLUTION:

(576-25-S)

WHEREAS, Samuel Cohen, for Rector Catering Co., Inc., owner, filed, June 4, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises No. 161 Bowery, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 25, 1925, reads:

"1. Fire escape on rear does not extend to roof and there is no fireproof passage from the termination of same to street.

"5. Windows in north and south walls which are not more than 30 ft. distant in a horizontal plane from windows in an adjoining and those not more than 50 ft. above adjoining roofs are not fireproof.

"7. In basement there is a carpenter shop from which there is no second means of exit."

and

WHEREAS, the building is non-fireproof, seven stories in height, 23 ft. 4 in. by 116 ft. in area at 1st story and 23 ft. 4 in. by 106 ft. in area above. OCCUPIED: Cellar, carpenter shop, 2 persons; 1st story, store; 2nd story, manufacturer, syrups, 2 persons; 3rd and 4th stories, storage only; 5th story, manufacturer, instruments, 14 persons; 6th story, manufacturer, saws, 8 persons; 7th story, manufacturer, badges, 6 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the cellar to roof; enclosed in fire retarded partitions with fireproof doors at openings; a fire escape on the rear of the building; a gooseneck ladder to roof; having fireproof openings along the course thereof, extending from top story to the 2nd story balcony; with no legal means of EGRESS from the termination of the fire escape to the street; ROOFS of adjoining buildings 10 ft. lower at north, 35 ft. lower at south; and

WHEREAS, the petitioner contends that there are 25 windows in south wall and 8 windows in north wall affected under Item 5, and that all these windows are provided with iron shutters; as to Item 7, that the cellar occupancy is very small; as to Item 1, that there are connecting stairs from rear 2nd story balcony to fire escapes on rear of the building adjoining at east.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1, only so far as it affects the egress from the termination of the fire escape, *on condition* that the fire escape balcony at the 2nd story level shall be connected with iron stairs to the building immediately to the rear, with egress therefrom to the street, and that the fire escape otherwise shall comply with the requirements of the labor law; *granted*, as to Item No. 5, only so far as it affects the windows in the four (4) upper stories of the southerly gable wall; and *granted*, as to Item No. 7, *on condition* that stairs, direct to the street, shall be provided at the front of the cellar in addition to the interior stairs; the interior cellar stairs shall be enclosed in fire retarding material in accordance with the rules of the board of standards and appeals with fireproof self-closing doors at the openings; that the occupancy of the cellar shall not exceed more than two persons; and that the occupancy of the entire premises shall not exceed thirty (30) persons.

787-25-S.

PETITIONER—J. L. Hernon, for Harris, Vought & Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—6-8 East 46th street, Manhattan.

## APPEARANCES—

For Petitioner: J. L. Hernon and John H. Scheier.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(787-25-S)

WHEREAS, J. L. Hernon, for Harris, Vought & Co., lessee, filed a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 6 and 8 East 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 82224-LD, dated July 30, 1925, reads:

"Item 1. Arrange the fire escape on the east side of building and the openings leading thereto and the windows opening on the course thereof, so that the same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law \* \* \*.

"Among the defects are noted:

"1. Connecting stairs not at an angle of 60 degrees.

"2. No fireproof passage leading from termination to street.

"Item 2. Remove the sub-standard fire escape on the west side of the building or reconstruct same as per Sec. 274 of the Labor Law \* \* \*.

"Among the defects is noted the following:

"1. Windows on course not fireproof, self-closing;"

and

WHEREAS, the building is non-fireproof, six stories and pent house in height, 40 ft. 8 in. by 100 ft. 5 in. in area. OCCUPIED: 1st story, stores; 2nd story, men's clothing, 9 persons; 3rd story, tailors, 15 persons; 4th story, vacant; 5th story, manufacturing ladies' clothing, 22 persons; offices and dressmaking, 15 persons; pent house, office, 5 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in wire lath and cement plaster partitions with fireproof doors at openings; two fire escapes, one in each of the east and west yard courts of the building, having fireproof openings along the course thereof, except 2nd and 3rd stories of westerly fire escape, extending from roof to the yard court level; no egress from the termination of the fire escapes to the street; the connecting stairs of easterly fire escapes are not at an angle of 60 degrees; ROOFS of adjoining buildings same level at east and west; and

WHEREAS, the petitioner contends that the easterly fire escape is connected at each story to the fire escapes on rear of adjoining building; that the westerly fire escape is connected at 2nd story to roof of one-story extension of building adjoining at west; and that fire drills are conducted monthly.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination, *on condition* that the balcony at the 2nd story west fire escape shall be connected with iron stairs to the party wall fire escapes of premises to the west, and that the east fire escape shall be connected from 2nd to 5th story to the fire escapes on building to east.

821-25-S.

PETITIONER—Samuel Rosenblum, for Vinegrad & Kaye of 11th floor, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—247-255 West 38th street, Manhattan.

## APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(821-25-S)

WHEREAS, Samuel Rosenblum, for Vinegrad & Kaye, lessee, filed, August 10, 1925, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in order of the fire commissioner, No. 82171-LD, affecting premises 247-255 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 9, 1925, reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law;"

and

WHEREAS, the building is fireproof, 17 stories in height, 85 ft. 6 3/8 in. by 98 ft. 8 3/4 in. in area; OCCUPIED as a factory, about 100 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system, also standpipes. EXITS: Two interior fireproof stairways extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupant of the 11th story, contends that the non-fireproof partitions are only temporary, that they are constructed of plaster boards on studs.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the partition of the showroom and office located at the southerly end of the structure, in front of the elevator shaft (elevator vestibule), *on condition* that two exits direct to the street shall be maintained from the open loft; that partitions shall be built of fire resisting material, studs and plaster board, or cement mortar, on expanded metal wire lath.

864-25-S.

PETITIONER—Messrs. Shampan & Shampan, for David Zuckerman, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—236-242 West 26th street, Manhattan.

## APPEARANCES—

For Petitioner: Frederick Faulhaber.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(864-25-S)

WHEREAS, Shampan and Shampan, for David Zuckerman owner, filed, August 26, 1925, a petition for variation from the requirements of the labor law, as cited in the decision



# MINUTES

of the superintendent of buildings, affecting premises 236-242 West 26th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 23, 1925, reads (N. B. 99-1925):

"11. Panes in glass in front windows may not exceed 720 square inches. Labor Law, Sec. 264."; and

WHEREAS, the building is fireproof, 12 stories in height, 84 ft. 7 $\frac{3}{4}$  in. by 98 ft. 9 in. in area; OCCUPIED as a factory building, 135 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to install  $\frac{1}{4}$  in. plate glass windows on the street front, the maximum size of glass to be used at 1st story 7 ft. by 10 ft., at 2nd story 9 ft. 1 in. by 7 ft. 11 in.; he contends that the architectural design would be destroyed if compelled to divide the glass into smaller panes.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the two lower stories of the street front, on condition that openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the labor law requirements shall be complied with in all other respects.

946-25-S.

PETITIONER—Charles A. Platt, for Vincent Astor, owner.

SUBJECT—Variation of labor law as cited in decisions of the superintendent of buildings.

PREMISES AFFECTED—326-334 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: J. D. Marder.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(946-25-S)

WHEREAS, Charles A. Platt, for Vincent Astor, owner, filed a petition, September 15, 1925, for variation from the requirements of the labor law, as cited in decisions of the superintendent of buildings, affecting premises 326-334 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decisions of the superintendent of buildings, dated August 24, 1925, read:

"This amendment is disapproved with the following objections due to amendment:

"10—No light must exceed 720 sq. inches in area. Sec. 264-7C. The frames holding the glass must not exceed 5 ft. x 9 in. between supports. Rule 503 Industrial Code.

"11—All doors must swing outwardly. Sec. 270-5 Labor Law."

"12—Wood flooring is contrary to Section 264, Subdiv. 6, Labor Law."; and

WHEREAS, the building is fireproof, 14 stories and pent house in height, 115 ft. 9 in. by 100 ft. in area; OCCUPIED as office and 25 per cent manufacturing; 90 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fire-

proof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to install  $\frac{1}{4}$  in. plate glass windows on the street front, the maximum size of glass used at 2nd story 6 ft. 2 in. by 9 ft. 7 in.; at 3rd story 5 ft. 6 in. by 8 ft. 11 in.; the 1st story will have large fixed store windows with the doors swinging inward; he contends that the stores will not be used for manufacturing purposes; that the design of the building would be destroyed if forced to use glass windows of smaller area; the petitioner further proposes to lay a single hardwood flooring on top of the concrete fill, over the southerly half of the 4th story floor, to be used as a showroom for carpets and rugs.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Objection No. 10, only so far as it affects the windows on the three lower stories, street front, on condition that all openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the labor law requirements shall be complied with in all other respects; granted, as to Objection No. 11, in so far as it affects the doors of the store or retail shops of the 1st story at the street front; granted, as to Objection No. 12, only so far as it affects the rear half of the floor area of the 4th story, on condition that wood flooring of heart-faced maple or quartered oak shall be laid directly on cement floor finish of reinforced concrete arches, with no interstices or air space between.

916-25-S.

PETITIONER—Helmle & Corbett, for Sperry Gyroscope Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—36-48 Flatbush avenue extension, Brooklyn.

APPEARANCES—

For Petitioner: William H. MacMurray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(916-25-S)

WHEREAS, Helmle & Corbett, for Sperry Gyroscope Company, owner, filed September 9, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 36-48 Flatbush avenue extension, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 26, 1925 (Order No. 74580-LD), reads:

"1. Provide a second means of exit on the 2nd story at south side of building from that portion occupied by printing establishment by constructing horizontal exit having opening not less than 44 in. wide in the west wall, said opening to be protected by fire doors, as per Section 267 of the Labor Law \* \* \*.

"2. Provide a second means of exit on the 3rd story at north side of building from that portion occupied by photo-engraver, by constructing horizontal exit having opening not less than 44 in. wide in the west wall, said opening to be protected by fire doors as per Section 267 of the Labor Law \* \* \*."; and

WHEREAS, the building is fireproof, 11 stories in height, 110 ft. by 256 ft. in area; OCCUPIED as offices and tenant factories, 900 persons above the 1st story; a portion of the south side of the 2nd story being occupied by a



# MINUTES

printing establishment, 4 persons; and a portion of the north side of the 3rd story being occupied by a photo-engraver, 17 persons; EQUIPPED with a sprinkler system. EXITS: Four interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings 10 stories lower; and

WHEREAS, there are two openings, protected by fire doors, leading from the printing establishment on the 2nd story; the westerly door being 44 in. wide, leading to Stair No. 2; and the easterly door being 34 in. wide, leading to Stair No. 1; and there are two means of exit from the space on the 3rd story occupied by photo-engraver—one, at the west, 47 in. wide, leading to Stair No. 2; and one, 60 in. wide, leading to Stairs No. 1 and No. 3.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Items No. 1 and No. 2, on condition that the floors, as now subdivided, shall remain unchanged and that all doors leading to the exits shall be made to swing in the line of travel; that one additional door shall be provided in the fore and aft partition at the Flatbush avenue extension front between the street wall and the first column on 3rd story.

917-25-S.

PETITIONER—Helmle & Corbett, for Sperry Gyroscope Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—36-48 Flatbush avenue extension, Brooklyn.

APPEARANCES—

For Petitioner: William H. MacMurray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin.....	5
Absent .....	0

THE RESOLUTION:

(917-25-S)

WHEREAS, Helmle & Corbett, for Sperry Gyroscope Company, owner, filed, September 9, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 36-48 Flatbush avenue extension, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 26, 1925, reads (Order No. 74582-LD):

"1. Remove panic bolts on entrance doors to stairway enclosures on 1st story, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is fireproof, 11 stories in height, 110 ft. by 256 ft. in area. OCCUPIED: Offices and tenant factories, approximately 900 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS: Four interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; three exits on Chapel street and one on Flatbush avenue extension; ROOFS of adjoining buildings 10 stories lower; and

WHEREAS, petitioner contends that the insides of the four entrance doors are provided with panic bolts and to remove them would permit unauthorized persons to enter the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

921-25-S.

PETITIONER—Samuel Rosenblum, for Hardman, Peck & Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—546-548 West 52nd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin .....	5
Absent .....	0

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Assistant Chief Martin .....	4
Negative: Commissioner Guilfoyle.....	1
Absent .....	0

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(921-25-S)

WHEREAS, Samuel Rosenblum, for Hardman Peck & Co., owner, filed, September 9, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 546-8 West 52nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 9, 1925, reads (Order No. 82093-LD):

"3. Arrange the fire escape on the rear of the building near westerly end and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law \* \* \*. See Note.

"Note: Among the defects noted on this fire escape are the following: Windows on course not fireproof nor self-closing. \* \* \* No stairway from top balcony to roof. \* \* \* No safe passageway to the street from the termination.";

and

WHEREAS, the building is non-fireproof, four stories in height, 50 ft. by 100 ft. 5 in. in area at 1st story and 50 ft. by 70 ft. in area above; separated in two sections by a fore and aft brick wall with openings on each story; these are also connections, protected with fireproof doors on the 2nd and 4th stories to the adjoining building to the east, under the same ownership; OCCUPIED as a piano factory, 23 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior non-fireproof stairway, extending from the 1st story to top story (with iron ladder to scuttle in roof); enclosed in wooden partitions with wooden doors at openings; two fire escapes on the rear of the building, having unprotected opening along the courses thereof, both extending from the top story (gooseneck ladder to roof) to the roof of the 1st story extension; and also a substandard fire escape on the front of the building, extending from the top story balcony to the 2nd story balcony, with drop ladder to street; ROOFS of adjoining buildings to west 3 stories lower, to east 2 stories higher; and

WHEREAS, petitioner, in accordance with orders from the fire department, proposes to remove the fire escape on the



# MINUTES

front of the building and also the easterly rear fire escape, and proposes to replace the double rung ladders on the westerly rear fire escape with regulation 60 degree stairs and to provide, also, at the rear of the roof of the 1st story extension, an iron stair to the yard at the rear; yard being under same control and management as premises in question.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape, on condition that the fire escape shall comply with the labor law requirements in all other respects and that the fire escape on the rear of the premises shall be constructed in accordance with the labor law other than egress from the termination, which fire escape shall be carried to the ground of the property to the rear, with egress direct to 51st street open and unobstructed (the property in the same ownership); that the underside of the 1st story extension shall be fire retarded throughout where not now fire-retarded.

947-25-S.

PETITIONER—Julius Eckman, for City Real Estate Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—422-424 East 4th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(947-25-S)

WHEREAS, Julius Eckmann, for City Real Estate Company, owner, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 422-424 East 4th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 29, 1925 (Order No. 81464-LD), reads:

"1. Remove the sub-standard fire escape on the front of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, amended May 9th, 1924.

"Among the defects noted on this fire escape are the following:

"Windows on course not fireproof nor self-closing. No stairway at least 22 in. in width or drop ladder in guides from lowest balcony to ground. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same."

and

WHEREAS, the building is non-fireproof, seven stories in height, 40 ft. by 90 ft. in area. OCCUPIED: 1st story, wagon builder, 5 persons; upper stories, tenant factories (mostly clothing), 40 persons per story; EQUIPPED with a fire alarm signal system. EXITS: An interior non-fireproof stairway, extending from the 1st story to roof; enclosed in fire resisting partitions with fireproof doors at openings; a 36 in. exterior iron stairway on the rear of the building, having fireproof windows along the course thereof, extending from the roof to the yard; with egress through fireproof passageway to street; a 60 degree sub-standard fire escape on the front of the building, with non-fireproof openings along the course thereof, extending from

the top story balcony to the 2nd story balcony with drop ladder to street; ROOFS of adjoining buildings at east and west are 60 ft. lower; and

WHEREAS, petitioner proposes to install, on the front fire escape, a drop ladder in guides, and contends that the fire escape is in good condition, and, in the event of fire, would be an assistance to the fire department.

*Resolved*, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

990-25-S.

PETITIONER—Charles Heckman, for Wallace & Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—280-284 Park avenue, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum and Charles Heckman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(990-25-S)

WHEREAS, Charles Heckman, for Wallace & Co., owner, filed, September 26, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 280-84 Park avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 25, 1925, reads (Order No. 84088-LD):

"1. Extend the interior stairway at the northeast corner and at the southwest corner of the building from the 2nd to 3rd story, as per Section 271 of the Labor Law.

"2. Provide suitable means of reaching the roof, as per a resolution of the Board of Appeals adopted April 10th, 1917. This resolution provides that the requirement for extension of stairways to the roof will be waived in cases where no safe egress can be had from the roof to adjoining buildings, but further requires that there shall be a fixed iron ladder through scuttle to the roof, a gooseneck ladder from an outside stairway or fire escape or other suitable means of reaching the roof, as per Sec. 271 of the Labor Law.

"3. Enclose the interior stairway at the northeast corner and southwest corner of the building, serving as a required means of exit on all sides, with partitions of fire resisting material extending continuously from the floor to the 1st story to the underside of the floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors constructed as per Sec. 271 of the Labor Law. \* \* \*";

and

WHEREAS, the premises consist of a non-fireproof building, three stories in height, 50 ft. by 50 ft. in area (the 3rd or attic story being approximately 15 ft. by 50 ft. in area), and also two one-story non-fireproof extensions, approximately 30 ft. by 50 ft. (irregular) in area on the Hall street frontage; one of the extensions being occupied as a garage and the other for storage purposes; the entire premises being OCCUPIED for the manufacture of paper boxes, 40 tons of paper stock on the premises; 1st story,



# MINUTES

3 persons; 2nd story, 25 persons; 3rd story, not used and having no occupants. EXITS: Two open wooden stairways extending from the 1st to the 2nd story. ROOFS of adjoining premises: A two-story building to south of the one-story garage portion of the premises; and

WHEREAS, petitioner proposes to reduce the paper stock from 40 tons to between 15 and 20 tons; to provide a goose neck ladder leading from the roof of the office portion of the one-story extension and also to line the two stairways, soffits and sides with two thicknesses of plaster boards with a 1 in. air space between same.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Items 1 and 3, on condition that the stairs shall be enclosed in accordance with the rule 4 stairway enclosure rules of the board of standards and appeals; granted, as to Item No. 2, on condition that a fixed double rung iron ladder shall be provided from the top story loft to scuttle in roof; granted so long as the conditions as to occupancy and use remain unchanged.

1029-25-S.

PETITIONER—Marc Eidlitz & Son, Inc., for Adolph Kuttroff, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—20-24 North Moore street, Manhattan.

APPEARANCES—

For Petitioner: Joal D. Marder and G. G. Lauregus.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin.....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1029-25-S)

WHEREAS, Marc Eidlitz & Son, Inc., for Adolph Kuttroff, owner, filed, October 6, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 20-24 North Moore street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 1, 1925 (Order No. 81644-LD), reads:

"1. Reduce the area of wire glass in doors and partitions enclosing interior stairway so that no single pane of glass exceed 360 square inches in area and not more than 720 square inches on any one story, as per Rule 505 of the Industrial Code as amended by the Board of Standards and Appeals April 3rd, 1923.";

and

WHEREAS, the building is fireproof, nine stories in height, 71 ft. 8 in. by 84 ft. in area; OCCUPIED for the manufacture and storage of aniline dyes; 1st story, 10 persons; 2nd to 9th story, 2 persons per story. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in 4 in. terra cotta partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to a passageway on the 2nd story; with EGRESS from the termination of the fire escape by means of roof of adjoining building to street; and

WHEREAS, there are on each story wire glass panels 1 ft. 8 in. by 2 ft. 6 in. in area in the doors leading to the stair-

way enclosure and also fixed sash windows, glazed with ft. 6 in. by 4 ft. wire glass, between the stair enclosure and the elevator shaft; ROOFS of adjoining buildings west 8 stories lower, to east 4 stories lower; and

WHEREAS, petitioner contends that there are only 16 persons above the 1st story, and requests acceptance of the wire glass in view of the existing exits.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the factory use and occupancy shall be discontinued on or before March 1, 1926.

476-25-S.

PETITIONER—Nathan A. Krischer, for Mollie Krischer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—4077-85 Park avenue, The Bronx.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin.....

Negative .....

Absent .....

THE RESOLUTION:

(476-25-S)

WHEREAS, John J. Gilmartin, on behalf of Nathan A. Krischer, for Mollie R. Krischer, owner, filed, May 1925, a petition for variation from the requirements of labor law, as cited in the order of the fire commissioner affecting premises No. 4077-4085 Park avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 7, 1925, reads (Order No. 75312-LD):

"1. Remove the sub-standard fire escapes on East and South and West sides of building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 1, 1924. Among the defects noted on these fire escapes are the following: 1. Windows on course not fireproof self-closing. No safe egress from termination of fire escape on West side to street.";

and

WHEREAS, the building is non-fireproof, five stories in height, 100 ft. by 80 ft. in area. OCCUPIED for the manufacture of iron shop, 18 persons; 1st, 2nd and 5th stories vacant; 3rd story, locksmiths, 3 persons; 4th story, repairs, 6 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior iron frame stairways, extending from the 1st story to roof; enclosed in brick walls with fireproof doors at openings; three sub-standard fire escapes, one rear and two on front of the building, having non-fireproof openings at the course thereof, extending from top story to the 2nd story and drop ladder to sidewalk; with no EGRESS from the termination of the westerly fire escape; ROOFS of adjoining buildings 30 ft. lower at north and west; and

WHEREAS, the petitioner contends that the present fire escapes may serve a useful purpose; that he has expended large amount of money on painting; that the fire escapes were erected under orders from the superintendent of buildings and are in good condition.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted.



# MINUTES

so far as it affects the windows not on the course in open shaft or stairway, *on condition* that the fire escapes on the Park avenue and Etna place front shall comply with the labor law otherwise in all respects; and *granted*, so far as it affects egress from the termination of the easterly fire escape, *on condition* that a portable iron ladder shall be provided and maintained at the front of the termination of fire escape on extension roof with hooks leading to the parapet wall at Etna place; and *granted on condition* that not less than two interior legal means of exit, as required by the industrial code, shall be provided and maintained.

902-25-S.  
PETITIONER—The Salvation Army, owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—533-537 West 48th street, Manhattan.  
APPEARANCES—  
For Petitioner: C. Arthur Miller.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Flanagan, Guilfoyle and Assistant  
Chief Martin ..... 5  
Absent ..... 0

## THE RESOLUTION:

(498-25-S)

WHEREAS, The Salvation Army, owner, filed, May 13, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 533-37 West 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 4, 1924, reads (Order No. 69297-LD):

"2. Reduce the area of wire glass within the easterly and westerly stairway enclosures on each story to not more than 720 square inches and no pane to exceed 60 square inches as per Section 271 of the Labor Law, and Rule 505 of the Board of Standards and Appeals."

WHEREAS, the building is fireproof, seven stories in height, 25 ft. by 90 ft. in area. OCCUPIED: 1st story, garage, and baling room, 10 persons; 2nd story, office, stores and storage, 14 persons; 3rd story, chapel and living rooms, 10 persons; 4th story, dormitory, 7 persons; 5th story, laundry and officers' quarters, 4 persons; 6th story, tailor and furniture repair shop, 4 persons; 7th story, carpenter and master shop, 6 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors and openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from 1st story to the yard level, a gooseneck ladder to roof; ACCESS from the termination of the fire escape by means of fireproof passageway; ROOFS of adjoining buildings 25 feet lower at east and west; and

WHEREAS, the petitioner claims the average amount of glass in easterly stairhall at each story is 2,571 sq. in., the maximum size panes range from 717 to 1,596 sq. in., in the westerly stairhall at each story is 1,704 sq. in., the maximum size panes range from 610 to 975 sq. in.; that the occupancy of the building is the same as in the year of 1907; that the building is occupied and conducted by the Salvation Army, a religious corporation authorized by a special act of the legislature, and that the fire department order No. 69297-LD does not apply to this particular building.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

902-25-S.

PETITIONER—Frank H. Bulley, for May H. Bulley and Lillie H. Crary, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—355 Adams street, Brooklyn.

## APPEARANCES—

For Petitioner: Frank H. Bulley.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Flanagan, Guilfoyle and  
Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(902-25-S)

WHEREAS, Frank H. Bulley, for May H. Bulley and Lillie H. Crary, owners, filed, September 4, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises 355 Adams street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 17, 1925, reads (Order No. 83830-LD):

"1. Enclose the interior stairway at north side of building serving as a required means of exit on all sides with partitions of fire resisting material extending continuously from the floor of the 1st story to the underside of the floor above, including any exposed stair soffits, landings and passageways, openings shall be provided with approved self-closing fire doors, constructed as per Section 271 of the Labor Law and Rule 2 of the Board of Standards and Appeals, revised and adopted July 29th, 1924, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

"NOTE:—Plans for all structural changes should be filed in the Bureau of Buildings, as required by Chapter 503, Laws of 1916."

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 50 ft. in area. OCCUPIED: 1st story, restaurant, 4 persons; 2nd story, art school, 10 persons; 3rd story, vacant; 4th story, pattern shop, 7 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story; enclosed in match board partitions with wooden doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from 2nd story to the top story, a gooseneck ladder to roof and a counterbalanced drop ladder to sidewalk; ROOFS of adjoining buildings 15 ft. lower at north and south; and

WHEREAS, the petitioner contends the exits are adequate; that the school on 2nd story is occupied only between the hours 7.30 and 10 p. m.; and that it is contemplated to demolish the building within 18 months.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the existing enclosure shall be covered on both sides and soffit of stair from 1st and 2nd story with "V" ribbed metal wire lath and cement mortar; and *granted* so long as conditions as to use and occupancy remain unchanged and that the occupancy shall not exceed 25 persons above the 1st story.



# MINUTES

500-24-S.

PETITIONER—G. A. Schonewald, for The Bedell Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—26-28 West 35th street and 17 West 34th street, Manhattan.

APPEARANCES—

For Petitioner: G. A. Schonewald.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin.....

5

Negative .....

0

Absent .....

0

THE RESOLUTION:

(500-24-S)

WHEREAS, G. A. Schonewald, for The Bedell Company, owner, filed, April 8, 1924, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 26-28 West 35th street and 17 West 34th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, Order No. 56246-LD, dated March 20, 1924, reads:

"1. Provide an outside iron balcony fire escape on the front of the 34th Street side of the building with balconies 4 ft. in width connected by stairways not less than 22 in. wide, placed at an incline not more than 45 degrees extending from the ground to the highest story, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

"2. Provide a second means of exit on the 3rd and 4th stories of the 35th Street section of the building by constructing horizontal exit, having opening not less than 44 in. wide in the division wall between 26-28 and 30 West 35th Street, said openings to be protected by fire doors as per Section 267 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. Defect in present horizontal exit on the 4th story is that same is only 32½ in. in width and the one on the 3rd story has an opening 8 ft. 10 in. in width, being in excess of 10 in. in width as allowed by Section 265, Subd. 5 of the Labor Law."

and

WHEREAS, the premises consists of a non-fireproof building extending through the block at the 1st story from 34th street to 35th street; section No. 17 West 34th street is five stories in height, 25 ft. by 64 ft. in area above the 1st story. OCCUPIED: 1st story, salesroom, 6 persons; 2nd story, salesroom, 4 persons; 3rd story, mercantile, 6 persons; 4th story, vacant; 5th story, mercantile, 6 persons. EXITS: An interior fireproof stairway, extending from the 1st story to the roof, enclosed in fireproof partitions, with fireproof doors at openings; a fire escape balcony at the rear of 2nd story connecting with fire escape on the rear of section No. 26-28 West 35th street; the section No. 26-28 West 35th street is four stories in height, 40 ft. by 92 ft. 3 in. in area above the 1st story. OCCUPIED: 1st story, salesroom, 6 persons; 2nd and 3rd stories, salesrooms, 8 persons each story; 4th story, manufacturing, 45 persons; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway, extending from 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fireproof enclosed stairway at rear from 3rd story to 4th story, connecting with a rear fire escape extending from rear of 3rd story to 2nd story balcony, which extends

over 1st story roof to the rear of section No. 17 West 34th street at 2nd story, having fireproof openings on the course thereof; with no legal means of egress from the termination of the fire escapes to the street; a horizontal exit at 3rd story, 8 ft. 10 in wide, also at 4th story, 32½ in. in width, leading to building adjoining at west; ROOFS of adjoining buildings 3 stories higher at east, 7 stories higher at west; and

WHEREAS, the petitioner contends that there is no manufacturing done on the premises, except on the 4th story of section No. 26-28 West 35th street; that the present exits are adequate; that he has filed a certificate of occupancy, No. 868-1918, for section No. 26-28 West 35th street; and

WHEREAS, the building is to be demolished and replaced by a new modern fireproof structure.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the building shall be operated and maintained in accordance with the certificate of occupancy now in force; and granted, as to the 34th street section, on condition that there shall be not more than two persons engaged in the manufacturing occupancy.

809-25-S.

PETITIONER—29 West 50th Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—29 West 50th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Assistant Chief Martin.....

Negative .....

Absent .....

THE RESOLUTION:

(809-25-S)

WHEREAS, the 29 West 50th Street Corporation, owner, filed, August 6, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings affecting premises 29 West 50th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings re: Alt. 1725-1925, dated August 5, 1925, reads:

"1. Proposed means of egress through living room of adjoining building is unsatisfactory."

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 20 ft. by 88 ft. in area at 1st story and 20 ft. by 51 ft. in area above. OCCUPIED: Basement, shoe store; 1st story, dressmaking, 15 persons; upper stories, non-housekeeping apartments, 6 persons on each story. EXITS: An interior wooden stairway, with fire resisting soffits, extending from the 1st to top story; enclosing on the basement to 2nd stories with fireproof partitions above with fire resisting partitions, with fireproof doors at openings on the basement and 1st stories and wood doors above; a fire escape balcony, taking in one window on each story, connected with fire escape balconies of the building adjoining to the east; openings on the course of the fire escape to be fireproofed; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner filed permission from owner of a



# MINUTES

ing building to connect the fire escape balconies and  
poses to extend the stairway to a fireproof bulkhead in  
roof.

*Resolved*, that the petition be and it hereby is *dismissed*  
lack of prosecution.

-25-S.  
PETITIONER—Emil Guterman, for Ernest Kresse,  
owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—320-330 Van Buren street,  
Brooklyn.

APPEARANCES—

For Petitioner: Emil Guterman.

For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Flanagan, Guilfoyle and

Assistant Chief Martin..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(456-25-S)

WHEREAS, Emil Guterman, for Ernest Kresse, owner,  
d, April 29, 1925, a petition for variation from the re-  
quirements of the labor law, as cited in an order of the  
commissioner, affecting premises 320-30 Van Buren  
street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April  
1925, reads:

"1. Extend stairway at northeast end of building  
from 2nd to 1st story and provide safe passageway  
to street from termination as per Section 271 of the  
Labor Law.

"2. Extend the interior stairway at north side cen-  
ter of two-story building to roof, as per Section 271  
of the Labor Law."

WHEREAS, the premises consist of a plot of ground 80  
by 100 ft. in area, upon which is located a three-story  
fireproof building and two two-story non-fireproof  
buildings, all interconnected on each story by means of hori-  
zontal openings, some of the openings being protected by  
closing sliding doors; OCCUPIED for the manufac-  
ture of wood heels, 1st story, wood storage and mill, 10  
persons; 2nd story, office, shipping and factory, 18 persons;  
3rd story, storage, no occupancy; EQUIPPED with a  
sprinkler system. EXITS: One interior wooden stairway,  
closed in fire resisting partitions, extending from the 1st  
2nd story of the westerly two-story building; an interior  
wooden stairway in the rear of the three-story section, ex-  
tending from the 2nd to the 3rd story; a fire escape on  
westerly side of the three-story building, with fireproof  
ladders along the course thereof, extending from the roof  
to the side yard, with egress through same to street; and

WHEREAS, petitioner proposes to provide, in the two-story  
portion of the building, a fixed iron ladder leading to a  
platform in the roof, and, in view of the light occupancy, re-  
quests that the existing means of egress be accepted.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* from the requirements of the la-  
bor law, and that the petition be and it hereby is *granted*,  
to Item No. 1, on condition that a horizontal exit shall

be provided in the easterly wall at the 3rd story leading to  
the roof of the two-story extension, and that a wet sprinkler  
system shall be maintained in accordance with the rules of  
the board of standards and appeals, and that the use and  
occupancy shall remain substantially unchanged; *denied* as  
to Item No. 2.

## APPLIANCES SUBMITTED FOR APPROVAL.

62-24-SA.

PETITIONER—William F. Doyle.

SUBJECT—Application for reopening—approval of  
Kleen Heet Oil Burner.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition reopened and resolu-  
tion amended.

THE VOTE TO REOPEN AND AMEND RESOLU-  
TION—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Flanagan, Guilfoyle and

Assistant Chief Martin..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(62-24-SA)

WHEREAS, Wm. F. Doyle filed, January 16, 1924, a peti-  
tion with the board of standards and appeals for approval  
of the device known as the Kleen Heet Oil Burner; and

WHEREAS, a committee of the board inspected this device  
in operation at 139 Kosciusko street, Brooklyn, and recom-  
mended the device for approval:

Cal. No. 62-24-A.

Approval of the Kleen Heet Fuel Oil Burner.

June 25, 1924.

## REPORT OF COMMITTEE:

A committee of the board, consisting of Chairman  
Walsh, Fire Chief Kenlon and Mr. Holland, visited  
the premises No. 139 Kosciusko street, Brooklyn, and  
inspected the Kleen Heet Burner in operation.

The burner consists of a cast steel fire pot, a com-  
bustion chamber, operating with a pump and fan set  
and using Grade B fuel oil.

Setting the burner on the grate bars would tend to  
develop direct or impinging flame and excess tempera-  
ture to the effect of oxidizing the boiler plates or  
tubes, therefore, the burner should not be set on or  
at the grate bar level.

The committee recommends the approval of the  
Kleen Heet fuel oil burner pump and fan set for use  
with Grade B fuel oil.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
JAMES P. HOLLAND.

and

WHEREAS, this device was approved by the board at its  
meeting July 29, 1924, for use with Grade B oil, and pe-  
titioner requests an amendment to permit the device to  
be used with Grade A oil also.

*Resolved*, that the board of standards and appeals does  
hereby *approve* the device known as Kleen Heet fuel oil  
burner, pump, fan set for use with Grade A and B fuel  
oil in domestic installations, when installed in accordance  
with the recommendation of the committee and the fuel oil  
rules of the board of standards and appeals.

Adjourned 6.40 p. m.

JAMES O'CONNOR, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the  
Distributing Division of the City Record Office, 125 Worth  
street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the  
Distributing Division of the City Record Office, 125 Worth  
street. Price, 30c; by mail, 35c.



# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday morning, October 27, 1925, as they appeared in Bulletin No. 42, Vol. X, are hereby corrected to read as follows:

### THE RESOLUTION:

(225-25-BZ)

WHEREAS, Thomas O'Rourke Gallagher, for Mymaud Construction Company, owner, filed, February 25, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southwest corner of Metropolitan avenue and 125th street, Middle Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 27, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue is in a

*\*Correction—Name "O'Rourke" substituted for "Burke" in first line and words "residence" changed to "business" in 14th line of resolution.*

business district and that 125th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 4, 1925, reads:

"The erection of a public garage in a business district is prohibited by the Zone Law.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 183 ft. 9 in. on Metropolitan avenue and 86 ft. 10 in. on 125th street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed, notwithstanding support of basis of appeal under section 7-e, the existence of one comparatively small non-conforming use did not warrant further invasion of this business district by an extension public garage, 183 ft. 9 in. by 86 ft. 10 in., in view of new and modern private residential development opposite and down both side streets, together with overwhelming protest of affected property owners.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday morning, January 12, 1926, as they appeared in Bulletin No. 3, Vol. II, are hereby corrected to read as follows:

377-25-A.

APPELLANT—Kaye, McDavitt & Scholer, for Pathe Phonograph & Radio Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—18-32 Grand avenue, Brooklyn.

APPEARANCES—

For Appellant: Harold L. Fierman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Ken-

lon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(377-25-A)

WHEREAS, Kaye, McDavitt & Scholer, for Pathe Pho-

*\*Correction—No. "28" changed to No. "18" in line 4 of resolution.*

nograph & Radio Corp., owner, filed, April 8, 1925, an appeal from an order of the fire commissioner, affecting premises 18-32 Grand avenue, Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 72706-F, dated March 12, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter \* \* \*";

and

WHEREAS, the building is fireproof, reinforced concrete, seven stories in height (81 ft.), 134 ft. by 91 ft. in area; OCCUPIED as a phonograph factory; equipped with a sprinkler system and a standpipe system, extending from the roof to the 1st story, with a 2,500 gallon reserve; and

WHEREAS, appellant contends that the order refers to Building No. 2 only, although the order reads Buildings No. 2 and 4, and contends that the present equipment is adequate; and

WHEREAS, these two (2) units are but a part of a group of buildings, equipped with a standpipe and sprinkler equipment.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that these separate units of the structure shall be not increased in height, area or dimension, and shall be equipped with an approved standard two (2) source sprinkler system.

# NOTICE

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## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 street. Price, 30c; by mail, 35c.



# FUEL OIL RULES

## CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS.

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, and January 18, 1924.

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

## GRADE A FUEL OIL.

### Rule 2. Manner of Storage for Grade A Fuel Oil.

Fuel oil, to be used for commercial, heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

### Rule 3. General Location of Tanks for Grade A Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

#### Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions.



# FUEL OIL RULES

Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 5. Material and Construction of Tanks for the Storage of Grade A Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of buildings above ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or bars,

these members should not be spaced greater than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Both shell and roof plates shall have single lap riveted seams. Shell plates shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

### Section 4. Welding.

(a) Where welding is to be used for a part or for entire tank, the tank shall be fabricated as required under Rule 5.

(b) All welded seams of plates shall be lapped and butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of 45 degree fillet.

Where a butt joint is used, it shall be of the 90 degree double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{3}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the butt welds for tanks of 1,100 gallon capacity or less and over 48 inches in diameter, shall be of the 90 degree single V type welded entirely through and reinforced not more



# FUEL OIL RULES

one-quarter of the shell thickness. For tanks of 1,100 gallon capacity the head welds shall be of the deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings welded longitudinal joints of adjacent sections shall be butt joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity less than 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welds shall be done in such a manner as to develop the full strength of the braces; in other words, the brace will break before the connection will let go. Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 11 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand (10,000) gallons outside of buildings shall be equipped with a system of steam pipes, blanket gas or other approved system for use in case of fire, arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

### Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Grade A Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.



# FUEL OIL RULES

## Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

## Section 3. Tests for Piping.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

## Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) Fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the

same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.



# FUEL OIL RULES

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 12. Burners for Grade A Fuel Oil

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals.

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.

## GRADE B FUEL OIL.

## Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.

## Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.

## Rule 22. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

## Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).

## Rule 25. Piping for Grade B Fuel Oil.

### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding mate-



# FUEL OIL RULES

rials. Hose shall be no longer than necessary.

## Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

## Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

## Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

## Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

## Rule 26. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) See Rule 9 (a) for construction of valves.

(c) A remote control for shutting off the supply of oil to the burners shall be provided.

(d) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure.

## Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.

## Rule 28. Pilot Light.

Automatic systems shall be so designed that the flame cannot be extinguished by operation of the automatic control valve. A pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

## Rule 29. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 30. Fire Protection.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster board or other approved incombustible material. Above the

furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths ( $\frac{3}{4}$ ) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 31. Instruction Cards.

See Rule 14.

## Rule 32. Installation.

See Rule 16.

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in building occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

## Rule 34. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or for systems, are prohibited.

## Rule 35. Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies for the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

WILLIAM E. WALSH, Chairman

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## FIRE ESCAPE RULES OF THE BOARD OF STANDARDS AND APPEALS, ADOPTED JULY 2, 1918, CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924, CAL. NO. 414-24-SR.

**Rule 1.** In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) in mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if the steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto.

(c) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

**Rule 2.** A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

**Rule 3.** When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.

WILLIAM E. WALSH, *Chairman.*

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1 $\frac{1}{2}$ -3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2 $\frac{1}{2}$ -5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including January 20, 1926 .....	44
Restored to calendar .....	3

MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	11
Request to amend .....	2
Requests for modification .....	4
Requests to rescind .....	0
Requests for extension of time .....	0
Requests for extension of permit .....	1
Requests for mechanical installations .....	0
Requests for approval of plans .....	2
Administrative requests .....	0
Requests for interpretation .....	0
Total .....	810
Disposed of .....	132
Cases pending January 20, 1926 .....	678

DISPOSITION OF CASES.	
Withdrawn .....	
Dismissed .....	
Denied .....	
Granted .....	
Granted on condition .....	
Appliances approved .....	
Appliances dismissed, disapproved or withdrawn.....	
Rules approved .....	
Rules disapproved or rescinded .....	

MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	
Requests to reopen denied .....	
Requests to amend granted .....	
Requests to amend denied .....	
Requests for modification granted .....	
Requests for modification denied .....	
Requests to rescind granted .....	
Requests to rescind denied .....	
Requests for extension of time granted.....	
Requests for extension of time denied .....	
Requests for extension of permit granted .....	
Requests for extension of permit denied .....	
Requests to install granted .....	
Requests to install denied .....	
Plans approved .....	
Plans disapproved .....	
Administrative requests granted .....	
Administrative requests denied or withdrawn .....	
Interpretations .....	
Requests withdrawn or dismissed .....	

Total .....

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person, or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plaintiff's failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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### DIRECTORY

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All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order in—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, January 26, 1926, at 10 a. m.

Minutes of Regular Meeting, January 26, 1926, at 2 p. m.

Correction.

Rules.

Reserve Calendar.

Annual Report.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 2, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 9, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending January 27, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
74-26-S.....	F.D. ....	35-7 W. 3rd st., Man. LD-88830.
73-26-A.....	F.D. ....	16-18 W. 3rd st., Man. F-88619.
72-26-BZ.....	B.B.M. ..	41-43 W. 63rd st., Man. Decision of supt. of bldgs.
71-26-A.....	F.D. ....	3 East 40th st., Man. Alt. 1954-1925.
70-26-S.....	B.B.M. ..	15 West 56th st., Man. Alt. 482-1925.
69-26-A.....	B.B.Q. ..	3517 91st st., Jackson Hts., Q. Decision of supt. of bldgs.
68-26-BZ.....	B.B.Bx. .	1071 Ogden ave., Bronx N. B. 3060-1925.
67-26-S.....	F.D. ....	127 W. 26th st., Man. LD-88447.
66-26-A.....	F.D. ....	East side Pearson st., 280 ft. north of Quick st., L. I. City, Q. F-88586.
65-26-BZ.....	F.D. ....	1313 5th ave., Man. N. B. 1232-1925.
64-26-BZ.....	B.B.M. ..	540-50 W. 58th st., Man. N. B. 763-25.
63-26-A.....	F.D. ....	291-293 Adams st., Bklyn. F-83828.
62-26-A.....	B.B.Bx. .	1564 Bryant ave., Bronx Alt. 713-1925.
61-26-A.....	F.D. ....	Northeast cor. Oak Point ave. & Barry st., Bronx N. B. 2676-1925.
60-26-A.....	F.D. ....	108-142 Jewel st., Bklyn. F-59171.
59-26-A.....	F.D. ....	South side Maspeth ave., west of Clermont ave., Maspeth, Q. (P. S. No. 72). F-37289.
58-26-S.....	F.D. ....	6-8 West 22nd st., Man. LD-89256.
57-26-A.....	F.D. ....	218-226 W. 43rd st., Man. Order No. 7-A-1926.
56-26-S.....	F.D. ....	16-24 W. 47th st., Man. LF-79826.
55-26-SA.....	F.D. ....	Ferreira Oil Burner Appliance.
54-26-S.....	F.D. ....	Warehouse No. 326-327, foot of Van Dyke st., East River, Bklyn. LD-88717.
53-26-A.....	F.D. ....	Warehouse No. 326-327, foot of Van Dyke st., East River, Bklyn. LD-88718.
52-26-A.....	F.D. ....	36 Brevoort pl., Bklyn. Alt. 149-1926.
51-26-BZ.....	B.B.R. ..	745 Richmond ave., Port Rich- mond, Staten Island Slip Applic. 821-1925.
50-26-S.....	F.D. ....	9 E. 47th st., Man. LD-76955.
49-26-A.....	F.D. ....	279-281 Greene ave., Bklyn. F-88587.

48-26-A.....	F.D. ....	3 East 3rd st., Man. F-77166.
47-26-S.....	F.D. ....	3 East 3rd st., Man. LD-77162, LD-79520.
46-26-BZ.....	B.B.B. ..	820-830 Empire blvd., Bklyn. Applic. 11207-1925.
45-26-S.....	F.D. ....	618-620 5th ave. & 2 W. 50th st., Man. LD-74328, LD-74329.

*Restored to Calendar.*

645-25-A.....	F.D. ....	605-19 W. 132nd st., Man. Alt. 1212-1922
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## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR.

### BUILDING ZONE CASES.

*Tuesday, February 2, 1926, at 2 p. m.*

972-25-BZ.	APPLICANT—James Fenimore, owner. PREMISES—767-793 East New York avenue, Brooklyn. APPLICATION, under section 7e of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
1033-25-BZ.	APPLICANT—Gardiner Conroy, for Fangusta Real Corp., owner. PREMISES—878-892 East New York avenue, Brooklyn. APPLICATION, under sections 21 and 7e of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
1079-25-BZ.	APPLICANT—Philip Freshman, for John De Angelo owner. PREMISES—6418-6424 Fort Hamilton parkway, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.
1291-25-BZ.	APPLICANT—Schwartz and Gross, for 22 East 7 Street, Inc., owner. PREMISES—20-28 East 76th street, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a 1½ times district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# CALENDAR

tenance of a building to a height exceeding the limit required by the building zone resolution.

25-BZ.

LICANT—William F. Doyle, for Martin W. Teichman, owner.

ISES—307-317 West 38th street, Manhattan.

LICATION, under section 21 of the building zone resolution,

ERMIT in a  $1\frac{1}{2}$  times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution.

## DEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 2, 1926, at 10 a. m.*

5-A—151-65 Kent avenue, Brooklyn.

5-A—South side of East 136th street, from Locust to Walnut avenues, The Bronx.

5-A—1687 Broadway, Manhattan.

5-A—350 Waverly avenue, Brooklyn.

5-A—98-116 Second avenue, Brooklyn.

3-A—50 New Bowery, Manhattan.

5-A—237 Central avenue, Far Rockaway, Borough of Queens.

5-A—422-430 East 53rd street, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 2, 1926, at 10 o'clock*, in Room 1013, Municipal Building, on the following matters:

o. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

o. 1157-25-BZ—Application, November 10, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Milef Realty Corporation, owner, to permit in a  $1\frac{1}{2}$  times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution; premises 306-308 West 38th street, Manhattan.

o. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

o. 1011-25-BZ—Application, October 2, 1925, under section 21 of the building zone resolution, of Henry J. Nurick, architect and engineer, on behalf of Cobrink Furniture Company, lessee, Park Slope Masonic Club, owner, to permit in a residence

district the conversion of occupancy of a building used as a church to a warehouse; premises 339 8th street, Brooklyn.

CAL. NO. 1022-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of Daniel Luftman, applicant and owner, to permit in a residence district the use as a restaurant of the basement floor of the building; premises 72 East 108th street, Manhattan.

CAL. NO. 1067-25-BZ—Application, October 20, 1925, under section 21 of the building zone resolution, of John A. Sharp, applicant, on behalf of J. A. S. Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 327 ft. north of West 240th street, The Bronx.

CAL. NO. 1098-25-BZ—Application, October 26, 1925, under section 21 of the building zone resolution, of F. S. McGowan, applicant, on behalf of O. L. Williams Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East 242nd street and White Plains road, The Bronx.

CAL. NO. 970-25-BZ—Application, September 18, 1925, under section 7-e of the building zone resolution, of Henry J. Nurick, architect, on behalf of Herman Weinberg, owner, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles; premises 803-811 DeKalb avenue, Brooklyn.

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATION.

*Tuesday, February 2, 1926, at 2 p. m.*

691-25-S—119-121 West 23rd street, Manhattan.

833-25-S—226 East 144th street, The Bronx.

988-25-S—385 Madison avenue, Manhattan.

92-25-S—14-20 Centre street, Brooklyn.



# CALENDAR

1095-25-S—142 West 23rd street, Manhattan.  
 1103-25-S—14-16 East 38th street, Manhattan.  
 1108-25-S—160-162 Berry street, Brooklyn.  
 1110-25-S—602 Madison avenue, Manhattan.  
 1122-25-S—570-576 Seventh avenue, Manhattan.  
 1146-25-S—414-416 West Broadway, Manhattan.  
 973-25-S—513-519 West 58th street, Manhattan.  
 1012-25-S—42-44 West 39th street, Manhattan.  
 198-25-S—566-568 Seventh avenue, Manhattan.  
 18-24-S—14-16 East 38th street, Manhattan.  
 1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.  
 880-25-S—254-258 West 35th street, Manhattan.  
 967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.  
 77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## APPLIANCES SUBMITTED FOR APPROVAL.

951-25-SA—Sword Automatic Oil Burner, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.  
 1133-25-SA—Goulds Hand Rotary Pump, approval of.

## CALL OF CLERK'S CALENDAR. BUILDING ZONE CASES.

*Tuesday, February 9, 1926, at 2 p. m.*

776-25-BZ.  
 APPLICANT—Burke & Olsen, for Edward B. Sweeney, owner.  
 PREMISES—401 Schenectady avenue, Brooklyn.  
 APPLICATION, under sections 7b and 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building for business occupancy.

942-25-BZ.  
 APPLICANT—Julius Hochman, for Adelaide Kopf and Henry Dreyer, owners.  
 PREMISES—1630-1636 Bergen street, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1039-25-BZ.  
 APPLICANT—Gardiner Conroy, for Mosholu Building Corp., owner.  
 PREMISES—188-196 Audubon avenue, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used for stores.

1013-25-BZ.  
 APPLICANT—George F. Rohe, owner.  
 PREMISES—South side of Northern boulevard, 225 ft. east of Gardiner street, Bayside, Borough of Queens.  
 APPLICATION, under sections 7g and 21 of the building zone resolution,  
 TO PERMIT the erection and extension from a business into a residence district of a proposed basement story of a garage. Permission to erect same as a one-story garage was granted by the board under Cal. No. 166-20-BZ.

## APPEALS FROM ADMINISTRATIVE ORDER

*Tuesday, February 9, 1926, at 10 a. m.*

475-25-A—4077-4085 Park avenue, The Bronx.  
 723-25-A—302 West 127th street, Manhattan.  
 949-25-A—109-115 West End avenue, Manhattan.  
 1104-25-A—477-479 Broome street, Manhattan.  
 692-25-A—2152 Metropolitan avenue, Middle Village, Borough of Queens.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of appeals and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 9, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 826-25-BZ—Application, August 13, 1925, section 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Thrift Service Station, lessee, to permit partly in a residence district and partly in a business district the erection and maintenance of a line selling station; premises 300 Avenue N, southeast corner of strand avenue, Brooklyn.

CAL. NO. 923-25-BZ—Application, September 10, 1925, section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Peter owner, to permit in a residence district the erection of a two-story building to be used for stores on 1st story offices on the 2nd story; premises east corner of Bay parkway and street, Brooklyn.

CAL. NO. 979-25-BZ—Application, September 22, 1925, sections 21 and 7g of the building zone resolution, of McCooey & Conroy, applicants, on behalf of A. E. owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises Hillside avenue, Jamaica, Borough of Queens.

CAL. NO. 1134-25-BZ—Application, November 5, 1925, section 7e of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Levine, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 290-291 street and 861-863 Park avenue, Brooklyn.

CAL. NO. 1164-25-BZ—Application, November 12, 1925, sections 7c and 21 of the building zone resolution, of Logan Billings, applicant, on behalf of Jerome Avhibition Company, Inc., owner, to permit in a residence district the erection and maintenance of a theatre premises west side of Jerome 144 ft. north of East 176th street, Bronx.

CAL. NO. 1213-25-BZ—Application, November 23, 1925, sections 7b and 7c of the building zone resolution, of Morris Resnikoff, owner, to permit



# CALENDAR

residence district extending from a business district the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 9, 1926, at 2 p. m.*

- 25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.
- 25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.
- 25-A—114-116 East 13th street, Manhattan.
- 25-A—159 Varet street, Brooklyn.
- 25-A—Southwest corner of Ely avenue and 13th street, Long Island City, Borough of Queens.
- 25-A—5401-5405 First avenue, Brooklyn.
- 25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.
- 25-A—134 West 23rd street, Manhattan.
- 25-A—146 West 23rd street, Manhattan.
- 25-A—153 West 21st street, Manhattan.
- 25-A—60 Grand street, Manhattan.
- 25-A—64 Grand street, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, February 9, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

- NO. 991-25-BZ—Application, September 28, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant on behalf of Fordham Triangle Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 50 ft. north of 200th street, The Bronx.
- NO. 1041-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dr. Morris L. Levine, owner, to permit in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles; premises 178-184 Scholes street, southwest corner of Humboldt street, Brooklyn.
- NO. 755-25-BZ—Application, July 20, 1925, under section 7g of the building zone resolution, of Max Cohn, architect, on behalf of Aniello Nappi, owner, to permit in a business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five (5) motor vehicles; premises 870-872 Metropolitan avenue, Brooklyn.
- NO. 965-25-BZ—Application, September 17, 1925, under section 21 of the building zone resolution, of Angelo Justo, applicant and owner, to permit in a residence district

the erection and maintenance of a building to be used for business purposes; premises 758 East 213th street, The Bronx.

- CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 16, 1926, at 10 a. m.*

- 350-25-A—637 Broadway, Manhattan.
- 388-25-A—641 Broadway, Manhattan.
- 278-25-A—280 Broadway, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.
- CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooey and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.
- CAL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.
- CAL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.



# CALENDAR

CAL. NO. 982-25-BZ—Application, September 23, 1925, under section 21 of the building zone resolution, of Jacob Katz, applicant, on behalf of Highway Development Company, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side of Kings highway, 406.34 ft. north of Foster avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, February 16, 1926, at 2 p. m.*

748-25-S—380 South street and 341-345 Front street, Manhattan.

898-25-S—215-217 West 40th street, Manhattan.

971-25-S—142-146 West 24th street, Manhattan.

1024-25-S—336-338 West 25th street, Manhattan.

1126-25-S—330 West 34th street, Manhattan.

913-25-S—1424-1444 Broadway, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

664-25-S—240-246 West 35th street, Manhattan.

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

1221-25-S—257-267 West 39th street, Manhattan.

70-26-S—15 West 56th street and 14 West 57th street, Manhattan.

## APPLIANCE SUBMITTED FOR APPROVAL.

985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 23, 1926, at 10 a. m.*

334-25-A—178-192 Sullivan street, Brooklyn.

983-25-A—2-24 Cumberland street, Brooklyn.

1086-25-A—102 West 101st street, Manhattan.

1089-25-A—16 West 45th street, Manhattan.

1107-25-A—526 West 113th street, Manhattan.

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, February 23, 1926, at 10 o'clock, in Room 1013, Municipal Building* on the following matters:

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, March 2, 1926, at 2 p. m.*

892-25-S—56 West 46th street, Manhattan.

984-25-S—2-24 Cumberland street, Brooklyn.

1026-25-S—120-08-120-10 Jamaica avenue, Richmond Borough of Queens.

1121-25-S—130-132 West 25th street, Manhattan.

1142-25-S—1708-1716 Atlantic avenue, Brooklyn.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, March 9, 1926, at 2 p. m.*

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JANUARY 26, 1926.

Present: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, January 19, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 19, 1926, were approved as printed in the Bulletin, No. 4, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

424-25-A.

APPELLANT—Gustave Erda, for Gleason-Tiebout Glass Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Garrison street and Flushing avenue, Maspeth, Borough of Queens.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Lenihan of department.

ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on written request of appellant.

941-25-A.

APPELLANT—Theodore J. Groh, for Theodore Hergert, Inc., owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—422-430 East 53rd street, Manhattan.

### APPEARANCES—

For Appellant: Theodore J. Groh.

For Administration: Inspector Maher of department.

ACTION OF BOARD—Appeal laid over to February 2, 1926, at 10 a. m., on request of appellant.



# MINUTES

4-25-A.  
APPELLANT—Edward P. Doyle, for Louis Schrag, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—134 West 23rd street, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on written request of appellant.

5-25-A.  
APPELLANT—Edward P. Doyle, for Emily McGuckin, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—146 West 23rd street, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on written request of appellant.

6-25-A.  
APPELLANT—Edward P. Doyle, for Louis Schrag, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—153 West 21st street, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on written request of appellant.

92-25-A.  
APPELLANT—Henry C. Brucker, for Isidor Gootzeit, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—2152 Metropolitan avenue, Middle Village, Borough of Queens.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal laid over to February 9, 1926, at 10 a. m., on request of appellant.

07-25-A.  
APPELLANT—Francis Harold Dike, for Francis D. Bailey, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—60 Grand street, Manhattan.  
APPEARANCES—  
For Appellant: Francis Harold Dike.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on request of appellant.

508-25-A.  
APPELLANT—Francis Harold Dike, for Francis D. Bailey, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—64 Grand street, Manhattan.  
APPEARANCES—  
For Appellant: Francis Harold Dike.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on request of appellant.

715-25-A.  
APPELLANT—George Dieringer, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—237 Central avenue, Far Rockaway, Borough of Queens.  
APPEARANCES—  
For Appellant: Albert Webster.  
ACTION OF BOARD—Appeal laid over to February 2, 1926, at 10 a. m., on request of appellant, for final disposition.

1125-25-A.  
APPELLANT—Edward A. Muller, or Muller Paper Goods Company, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—2350 Linden street, Ridgewood, Borough of Queens.  
APPEARANCES—None.  
ACTION OF BOARD—Chairman read request to withdraw appeal—withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle.... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

1033-25-A.  
APPELLANT—Louis A. Sheinart, for K. & K. Garage, Inc.; Benjamin Katz, Pres.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—177-183 East 123rd street, Manhattan.  
APPEARANCES—  
For Appellant: Louis A. Sheinart.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1033-25-A)

WHEREAS, Louis A. Sheinert, for K. & K. Garage, Inc., Benjamin Katz, president, filed, October 9, 1925, an appeal from a decision of the fire commissioner, affecting premises 177-183 East 123rd street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered September 25, 1925, reads (N. B. Application No. 1716-24): "No. 1. Sump pit and electric pump used in connection with oil separator may not be permitted."; and



# MINUTES

WHEREAS, the building is fireproof, three stories and basement in height, 74 ft. by 100 ft. in area at 1st story and 74 ft. by 90 ft. in area above; OCCUPIED as a public garage; and

WHEREAS, there has been located in the basement a sump pit for the drainage of that story; sump being connected to an electric pump which automatically discharges the water from the sump pit into the oil separator; and

WHEREAS, appellant contends that owing to the sewer being located at an elevation above the cellar floor, it is impossible to provide any other means of drainage, and the omission of the sump pit would destroy the use of this story for garage use.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the pump shall be set not less than 5 ft. above the grade of the cellar floor and shall be entirely enclosed in accordance with the regulations of the bureau of fire prevention and that the sump for the accumulation of oil residue be not connected direct to house sewer.

1047-25-A.

APPELLANT—Rogers Peet Company, for 150 Broadway Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—150 Broadway, Manhattan.

APPEARANCES—

For Appellant: William A. Finn.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(1047-25-A)

WHEREAS, Rogers Peet Company, for 150 Broadway Corporation, owner, filed, October 15, 1925, an appeal from an order of the fire commissioner, affecting premises 150 Broadway, northeast corner of Liberty street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"Section 81, Subdivision 4-c of Article 5 of Chapter 10, Code of Ordinances, prohibits the issuance of a permit for the storage and sale of ammunition in any premises where cigars, cigarettes, or tobaccos are stored or kept for sale; and whereas: building in part is used for the storage and sale of cigars and cigarettes.

"You are therefore hereby ordered to:

"1. Discontinue the storage of ammunition in excess of 200 small arms cartridges. Section 81-4, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is fireproof, 23 stories in height, 96 ft. by 135 ft. in area. OCCUPIED: Basement, 1st story and rear of the 2nd story, clothing and sporting goods sales space; the remainder of the building being used as offices, approximately 75 persons per story; a portion of the rear of the 2nd story being used for the sale of ammunition, stored in metal-lined drawers, the cigar stand in question being located at the front of the 1st story; and

WHEREAS, appellant contends that the cigar stand is located in the lobby of the building and that the ammunition is 94 ft. distant and also located on the story above.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1112-25-A.

APPELLANT—The United States Printing & Lithograph Co., owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—83-101 North Third street and 209-219 Wythe avenue, Brooklyn.

APPEARANCES—

For Appellant: Lucille Bunzi.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1112-25-A)

WHEREAS, The United States Printing & Lithograph Co. owner, filed, October 28, 1925, an appeal from an order of the fire commissioner, affecting premises 83-101 North 3rd street and 209-210 Wythe avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 2, 1925, reads (Order No. 85864-F):

"1. Install a standpipe system with risers 4 inches in diameter in Building No. 2, tested to withstand pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building, known as Building No. 2, is one of three, separated from each other by fore and aft walls with fireproof horizontal exits therein on each story. Building No. 2 is non-fireproof, five stories (approximately 12,000 sq. ft.) in height, 97 ft. 4 in. by 125 ft. (approximately 12,000 sq. ft.) in area; OCCUPIED as a printing and lithographing establishment, a total occupancy of 99 persons in entire building; EQUIPPED with a two-source automatic sprinkler system, supplied by two 30,000 gallon gravity tanks and also with a fire pump connected to a 60,000 gallon reserve tank; and

WHEREAS, appellant contends that the building is amply provided with fire extinguishing appliances and also with exits.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension and that the floor areas now subdivided, with a continuous bearing wall of approved masonry from cellar to roof shall be maintained, any openings therein to be equipped with fireproof self-closing doors that a two (2) source sprinkler system shall be maintained and *granted* only so long as conditions as to occupancy and use shall remain substantially unchanged.

431-25-A.

APPELLANT—William Michels, Jr., for Lotos Oil Distributing Corp., owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—218th to 220th street at the Harlem River, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request for amendment; appeal reopened and resolution amended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND AMEND:

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle....

Negative .....

Absent: Chief Kenlon .....



# MINUTES

## THE RESOLUTION:

(431-25-A)

WHEREAS, O'Connor & Bain, for Lotos Oil & Distributing Corp., owner, filed, April 21, 1925, an appeal with the board of appeals, from an order of the fire commissioner, affecting premises 218th to 220th street and Harlem River, Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 1925, reads:

"5. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade level.";

WHEREAS, the premises consist of a plot of ground, lying between Ninth avenue and Harlem River, 320 ft. by 110 ft. in area, upon which is located the oil storage and distributing plant of the Lotos Oil and Distributing Corp., consisting of an office, a pump house and also twelve (12) 5,000 gallon storage tanks, each 11 ft. in diameter and 11 ft. long, used for the storage of gasoline; the tanks being located in a concrete enclosure of sufficient area and height to accommodate the liquid capacity of said tanks; the tops of tanks are located approximately 6 ft. above ground level; and

WHEREAS, appellant contends that, due to the nature of the soil and the height of the water table, it would be a hardship to comply with the order of the fire commissioner.

Cal. No. 421-25-A. June 8th, 1925.

PREMISES: 218th to 220th Street & Harlem River, Manhattan.

## REPORT OF COMMITTEE:

A committee of the Board consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Holland and Connell visited the above premises on June 8th, 1925.

The appeal is before the Board on an order of the Fire Commissioner requiring the burial of oil storage tanks. The appellant seeks relief from the entire burial of the tanks for the reasons that the ground is on the banks of the Harlem River and if compelled to bury same they would be below tide level. The property is now occupied with temporary wooden shacks and one story frame structures set on discarded scows.

The entire west side of 9th Avenue (north of the 3rd Avenue car barns on 217th Street) is vacant, so there is no improvement that would be in any way impaired or adversely affected by any means or hazard.

The plans before us on this appeal, propose the installation of twelve steel tanks, installed horizontally; the natural grade is approximately six feet above tide water.

The committee recommends that the proposed installation be separated into batteries of not more than three tanks to each battery and that the tanks be set approximately half-way (diameter) below grade and that the enclosure walls shall be built of reinforced concrete, carried to the top of the tanks, and all enclosures and tanks to be filled and covered over with earth; the fill to extend not less than three feet above the top of the tanks, and that a reinforced concrete wall shall be erected outside the tank installation enclosure; these outside enclosure walls to be not less than 10 ft. high, the earth fill to be sloped from the top to the inside of the exterior enclosure walls at bottom; the tanks so installed to be equipped in accordance with the rules of the Fire Department and the ordinances in all other respects; a yard hydrant with anti-freezing valves and siamese connection to be provided at the end of the dock, connected to and supplied from approved pumps hooked up to the city water mains, and that a revolving water line nozzle shall be provided, one to each battery enclosure of three (3) tanks, and that an approved liquid fire-fighting medium shall be provided and maintained operative from an independent pump house, the pump house to be isolated from the tank enclosure and to be constructed fireproof. It is further

recommended that the sub-dividing wall between each battery of tanks shall be carried up at least 6 ft. above the top of the earth fill of the tanks, the ends of these walls to be returned on a rack of 45 degrees at opposite ends, and that a return of the drawings shall be made to this Board for approval, in compliance with the foregoing report.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
HENRY L. CONNELL,  
JAMES P. HOLLAND.

and

WHEREAS, this appeal was granted by the board at its meetings June 9, 1925, and November 24, 1925, on certain conditions, and appellant requested a modification of these conditions.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the equipment shall be installed in accordance with the recommendations of the report of the committee of inspection, except that the siamese connection at end of dock can be omitted and the entire premises be enclosed in a wall of reinforced concrete or approved masonry, the exterior of front wall facing the street to be finished with face brick; and that return drawings shall be made to this board in accordance with such report for approval before submitting same to the fire department for consideration. The necessary permits required by law to be obtained and work executed to completion without suspension or unnecessary delay.

483-25-A.

APPELLANT—Mallery Fuelgas Corporation, for New York University, owner.

SUBJECT—Application for extension of time—appeal from decision of fire commissioner.

PREMISES AFFECTED—West side of University avenue, corner of East 181st street, The Bronx.

APPEARANCES—

For Appellant: W. J. Buxton.

ACTION OF BOARD—Granted 90-day extension of permit.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT FOR 90 DAYS—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(483-25-A)

WHEREAS, Mallery Fuelgas Corporation, for New York University, owner, filed, May 7, 1925, an appeal, from a decision of the fire commissioner, affecting premises on the west side of University avenue, corner of East 181st street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered April 30, 1925, reads:

"1. Auxiliary fuel oil tanks under pressure contrary to Rule No. 17.";

and

WHEREAS, the building is fireproof, one story in height, 68 ft. by 56 ft. in area; OCCUPIED as a boiler room connected with New York University building, 5 persons employed; EQUIPPED with a fuel oil burning system, using the Mallery Automatic Gas Producer, there being two auxiliary tanks on the control, each tank of 10 gallons capacity, one for regular use and one held in reserve for emergency; and

WHEREAS, it appears that the Mallery Fuelgas Corporation has a petition for the approval of their device (filed as Champion Gas Producer under Cal. No. 1491-23-SA—on for reopening), which has not yet been acted upon by the board, and appellant contends that the installation is made for experimental purposes in conjunction with the School of Engineering; and



# MINUTES

WHEREAS, this appeal was granted by the board at its meeting October 9, 1925, for a temporary period, and appellant requests an extension of time.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety (90) days for experimental purposes, *on condition* that the installation shall comply substantially with the fuel oil rules now in force in all respects.

## BUILDING ZONE CASES.

970-25-BZ.

APPLICANT—Henry J. Nurick, for Herman Weinberg, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—803-811 DeKalb avenue, Brooklyn.

APPEARANCES—

For Applicant: Joseph Dreyer.

For Opposition: M. H. Ratzkin.

ACTION OF BOARD—Application laid over to February 2, 1926, at 10 a. m., on request of appellant's representative (for final disposition).

991-25-BZ.

APPLICANT—William F. Doyle, for Fordham Triangle Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Jerome avenue, 50 feet north of 200th street, The Bronx.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: Samuel M. Katz.

ACTION OF BOARD—Application laid over to February 9, 1926, at 2 p. m., on request of objectors' representative (for final disposition).

1041-25-BZ.

APPLICANT—William F. Doyle, for Dr. Morris J. Levine, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—178-184 Scholes street, Brooklyn.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: Alfred J. Wentz and Frank Kleinholtz.

ACTION OF BOARD—Application laid over to February 9, 1926, at 2 p. m., on request of applicant's representative (for final disposition).

755-25-BZ.

APPLICANT—Aniello Nappi, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7g of the building zone resolution, to permit in a business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—870-872 Metropolitan avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request for adjournment; application laid over to February 9, 1926, at 2 p. m., on written request of applicant's representative.

808-25-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

PREMISES AFFECTED—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Lewis.

For Opposition: John L. O'Brien.

ACTION OF BOARD—Application laid over to February 2, 1926, at 10 a. m., on request of applicant's representative.

965-25-BZ.

APPLICANT—Angelo Justo, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for business purposes.

PREMISES AFFECTED—758 East 213th street, The Bronx.

APPEARANCES—

For Applicant: John T. Dooling.

For Opposition: H. R. Korey.

ACTION OF BOARD—Application laid over to February 9, 1926, at 2 p. m., on request of applicant's representative (for final disposition).

605-25-BZ.

APPLICANT—Alfred J. Boulton, for Hyman Kornreich, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and dwellings above.

PREMISES AFFECTED—Southeast corner of Dah road and Ditmas avenue, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton and Hyman Kornreich.

For Opposition: Mrs. Joseph B. Schaeffer, M. Duerr and Joseph Goldstein.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan, Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(605-25-BZ)

WHEREAS, Alfred J. Boulton, for Hyman Kornreich, owner, filed, June 11, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as stores on the 1st story and as dwellings above; premises south



# MINUTES

er of Dahill road and Ditmas avenue, Borough of  
oklyn; and

WHEREAS, a public hearing was held on this application  
ne board of standards and appeals, at its regular meet-  
January 26, 1926, after due notice by publication in the  
etin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-  
zone resolution show that Dahill road is in a residence  
ict, and that Gravesend avenue is in a business district;

WHEREAS, the decision of the superintendent of buildings,  
ered May 19, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II,  
Sec. 3.

"The erection of stores in a residential district.";

WHEREAS, the proposed building is to be of non-fireproof  
struction, two stories in height, with a frontage of 100  
n Ditmas avenue and 35 ft. on Dahill road; to be oc-  
ed as stores on 1st story and as dwellings above; and  
WHEREAS, the board deemed that the applicant was en-  
l to relief under section 21 of the building zone resolu-  
on the ground of practical difficulties and unnecessary  
ship.

*Resolved*, that the board of standards and appeals does  
by *make a variation* in the application of the use dis-  
regulations of the building zone resolution, and that  
application be and it hereby is *granted*, only so far as  
fects the 1st story, street level, *on condition* that the  
and occupancy of the 1st story shall be restricted to  
conduct and operation of retail stores or shops; the  
pancy or operation of a delicatessen or a fish store on  
part of the premises is specifically prohibited by this reso-  
n; the use and occupancy of the remainder of the prem-  
throughout shall be restricted to conforming dwelling  
; that there shall be no commercial openings, windows or  
s, of any nature or description on Dahill road, other than  
he accommodation of the living quarters and dwelling use  
e the 1st story; that the street wall on the Dahill road  
et front shall be returned on Ditmas avenue, at the cor-  
formed by the intersection, for not less than 16 inches;  
the exterior face of building on the entire street fronts  
Dahill road and Ditmas avenue, other than the store  
y windows, shall be finished with light-colored face  
ic with architectural terra cotta or stone trimmings; the  
erly gable wall, for a distance of 12 ft. from Dahill  
e, shall also be faced with front brick; that there shall  
no signs or advertising of any nature or description  
mitted on the Dahill road front, and any advertising  
he Ditmas avenue front shall be restricted to the plate  
s show windows of the stores; and all permits neces-  
for the prosecution of the work shall be obtained within  
(9) months and the building completed within eighteen  
months from the date of this action.

25-BZ.

PLICANT—M. Marlo, for Magnuson & Kleinert,  
for J. Michaels, Inc., owner.

SUBJECT—Application (re: decision of superintendent  
of buildings), under section 21 of the building  
zone resolution, to permit in a residence district  
the erection and maintenance of a building for  
business purposes.

PREMISES AFFECTED—322 Warren street, Brook-  
lyn.

PEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Charles K. Terry and James  
Cahill.

TION OF BOARD—Application granted on con-  
dition.

NDITIONS—As specified in resolution.

E VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Flanagan, Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(852-25-BZ)

WHEREAS, Magnuson & Kleinert, for J. Michaels, Inc.,  
owner, filed, August 21, 1925, an application, under the  
building zone resolution, to permit in a residence district the  
erection and maintenance of a building for business occu-  
pancy; premises 322 Warren street, Borough of Brooklyn;  
and

WHEREAS, a public hearing was held on this application  
by the board of standards and appeals, at its regular meet-  
ing, January 26, 1926, after due notice by publication in the  
Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-  
ing zone resolution show that Warren street is in a resi-  
dence district; that Baltic street is in a residence district,  
and Smith street is in a business district; and

WHEREAS, the decision of the superintendent of buildings,  
rendered July 29, 1925, reads:

"Proposition contrary to the Zone Resolution, Art.  
II, Sec. 3.

"The erection of a warehouse in a residence district.";  
and

WHEREAS, the proposed building is to be of fireproof  
construction, four stories in height, with a frontage of 75  
ft. and a depth of 100 ft. (90 ft. above 1st story); to be  
occupied as a furniture storage warehouse; and

WHEREAS, the board deemed that the applicant was en-  
titled to relief under section 21 of the building zone reso-  
lution on the ground that the property was in the posses-  
sion of the applicant many years prior to the enactment  
of the zoning resolution, and the board also deemed that  
the application comes within the rules of exception pro-  
vided for under section 7a and 7c.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* in the application of the use dis-  
trict regulations of the building zone resolution, and that  
the application be and it hereby is *granted on condition* that  
the building shall be limited to a four (4) story structure  
above grade; that a rear yard of not less than 10 ft. depth  
for the entire width of the property shall be provided in  
accordance with the zoning resolution; that the front ele-  
vation shall be finished with face brick, architectural terra  
cotta or stone trimmings; that the westerly gable wall shall  
be unpierced throughout its entire height and length; that  
an enclosed stair hall shall be located at the extreme westerly  
end of this proposed structure, directly at the street front;  
that the elevator installed shall be located at the extreme  
easterly end of this proposed structure, and that the use  
and operation of this structure shall be restricted to the  
use and occupancy and conduct of the business adjoining  
to the east, in conjunction with the operation of a retail  
furniture business; this application is *granted* specifically  
*on condition* that there shall be no material stored, loaded  
or unloaded on the sidewalk of this premises outside the  
building line; that there shall be no advertising sign of any  
nature or description permitted on the front of this build-  
ing; all permits necessary for the prosecution of the work  
shall be obtained within nine (9) months and the building  
completed within eighteen (18) months from the date of  
this action.

1015-25-BZ.

APPLICANT—Robert Teichman, for The 138 West  
99th Street Corp., owner.

SUBJECT—Application (re: decision of superintendent  
of buildings), under section 7e of the building  
zone resolution, to permit in a business district  
the erection and maintenance of a garage for  
the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—136-142 West 99th street,  
Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and David A.  
Tickin.



# MINUTES

For Opposition: Sampson H. Schwartz, Thomas Callahan, Herbert Smith, Emanuel Endlich and Agnes Adams.

ACTION OF BOARD—Application denied.  
THE VOTE TO GRANT—

Affirmative: Commissioners Flanagan and Guilfoyle .....	2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon .....	3
Absent .....	0

## THE RESOLUTION:

(1015-25-BZ)

WHEREAS, Robert Teichman, for The 138 West 99th Street Corp., owner, filed, October 2, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 136-142 West 99th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 99th street, West 98th street and Columbus avenue are all in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 23, 1925, reads:

"No. 3. Garage for more than five cars is unlawful in a business district."

and

WHEREAS, the proposed building is of fireproof construction, six stories and basement in height, with a frontage of 100 ft. and a depth of 88 ft. 4 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the premises under appeal is at present occupied by five-story double tenement houses; and

WHEREAS, the board concluded that applicant was not entitled to relief under section 7e of the building zone resolution, and that there would not be practical difficulty or unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and the same hereby is affirmed, and that the application be and it hereby is denied.

1004-25-BZ.

APPLICANT—C. N. Whinston & Bros., for Mah Realty Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the change of occupancy of the 1st story of an existing apartment building from dwelling use to stores.

PREMISES AFFECTED—2399 Grand Concourse, The Bronx.

## APPEARANCES—

For Applicant: David C. Lewis.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(1004-25-BZ)

WHEREAS, C. N. Whinston & Bro., for Mah Realty Holding Corporation, owner, filed, October 1, 1925, an application, under the building zone resolution, to permit in a residence district the change of occupancy of the 1st story of an existing apartment building from dwelling use to stores; premises 2399 Grand Concourse, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the westerly side of Grand Concourse from East 184th street to a point 330 ft. northerly therefrom is in a residence district, and that the remainder of Grand Concourse is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered September 29, 1925, reads:

"1. Proposed alteration and conversion of dwelling in residence district to be used partly for business purposes is contrary to provision of Building Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, five stories in height, with a frontage of 50 ft. and a depth of 67 ft.; to be occupied as stores and apartments; and

WHEREAS, the board concluded that there would be practical difficulty and unnecessary hardship in the way of carrying out the strict letter of the building zone resolution;

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects the 1st or street story of these premises, on condition that the premises otherwise throughout shall be used and maintained for dwelling occupancy; that the use operation of the stores shall be restricted to retail mercantile business; that there shall be no delicatessen or fish store occupancy on any part of the premises; that all permits necessary for the prosecution of the work shall be obtained within ninety days and the work completed within six months from the date of this action.

## AMENDED AREA FIXED.

(1147-25-BZ)

The chairman presented and read a communication from Charles P. Canella, requesting the board to fix amended area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 436-446 New York Avenue, Brooklyn.

The following amended area was approved by the board:

Both sides of New York Avenue from East 100th Street to a point 100 feet north of Montgomerie Street; also the property in the rear and for a distance of 50 feet from any part of the premises in question.

Adjourned 1.15 p. m.

JAMES O'CONNOR, Secretary

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth Street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth Street. Price, 30c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JANUARY 26, 1926.  
Present: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon (also Assistant Chief Martin substituting).

### APPEALS FROM ADMINISTRATIVE ORDERS.

812-25-A.  
APPELLANT—Lena J. Fry, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

#### APPEARANCES—

For Appellant: Henry Schoenherr.

ACTION OF BOARD—Appeal laid over to February 23, 1926, at 10 a. m., on request.

812-24-A.

APPELLANT—William R. Heins, for Republic Storage Co., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—628-642 West 45th street, Manhattan.

#### APPEARANCES—

For Appellant: William R. Heins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 9, 1926, at 2 p. m., pending action on proposed revision of sprinkler rules.

812-25-A.

APPELLANT—Henry J. Nurick, for Karmaizen & Seigel, lessees.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—126 Franklin Street and 220-224 West Broadway, Manhattan.

#### APPEARANCES—

For Appellant: H. A. Fiske.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 9, 1926, at 2 p. m., pending action on proposed revision of sprinkler rules.

812-25-A.

APPELLANT—Eugene De Rosa, for Regun Amusement Co., Inc., lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—60-62 West 116th street and 75-79 West 115th street, Manhattan.

#### APPEARANCES—

For Appellant: A. J. McManus, James Matthews and Alfred L. Harsten.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

#### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

#### THE RESOLUTION:

(721-25-A)

WHEREAS, Eugene deRosa, for Regun Amusement Company, Inc., lessee, filed, July 8, 1925, an appeal from a decision of the fire commissioner, affecting premises 60-62 West 116th street and 75-79 West 115th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered June 26, 1925 (N. B. Application No. 294-25), reads:

"4. Provide a regulation 4 in. standpipe system with primary supply from a 3500 gallon gravity tank, the bottom of which must be at least 20 ft. above the roof of the roof garden. Show the standpipe risers and hose stations to be near the side exits at the N. W. and S. E. corner in lieu of at the middle.

"5. Provide for the standpipe equipment an auxiliary supply consisting of a 250 gallon per minute automatic pump with 25 horsepower electric motor suctioning from a 5000 gallon steel tank. Show location of this fire pump and suction tank completely with their proper connections, valves, etc., to the standpipe system."

and

WHEREAS, the building (facing on two street fronts) is fireproof, one story and roof garden in height, 38 ft. by 201 ft. 10 in. in area (approximately 7,600 sq. ft.); OCCUPIED as a moving picture theatre with auditorium and roof garden; seating capacity of auditorium being 930 persons and of the roof garden 860 persons; at certain periods both the auditorium and the roof garden are in operation at the same time; and

WHEREAS, appellant contends that the walls of the building would not support a roof tank, and proposes to install a standpipe system composed of two 4 in. standpipe risers, one on each side of auditorium and roof garden, with outlets on each story, and 100 ft. of approved hose at each outlet; the system to be connected with the city main in 116th street; appellant contends, further, that the city main has a hydrostatic pressure of 36 pounds per sq. in. and is fed two ways.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, as to Objection 4, only so far as it affects the installation of the gravity tank, on condition that two (2) 4 in. standpipe systems connected to city main on both street fronts, shall be provided; as to Objection 5, on condition and only so long as a pressure in street mains of not less than 40 pounds per sq. in. static pressure shall be maintained; that the height of roof grade shall not exceed an average of 23 ft. above the sidewalk level; and on condition that the use and occupancy of the building shall be restricted to the conditions of the certificate of occupancy now in force.

812-25-A.

APPELLANT—W. H. Hubbard, Jr., for Nichols Copper Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Southeast corner of Hobson avenue and Long Island R. R., Borough of Queens.

#### APPEARANCES—

For Appellant: W. H. Hubbard, Jr.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

#### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

#### THE RESOLUTION:

(812-25-A)

WHEREAS, W. H. Hubbard, Jr., for Nichols Copper Co., owner, filed, August 7, 1925, an appeal from an order of the fire commissioner, affecting premises southeast corner of Hobson avenue and Long Island Railroad, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 18, 1925, reads (Order No. 97030-LC):

"You are hereby notified that an inspection of the



# MINUTES

above premises, used for the storage of fuel oil, shows that the following must be done before the permit requested by you can be issued:

## FORTHWITH

"1. Install a 4 in. standpipe in buildings 5 and 6 (Anode Buildings) and in Building 3 (the Wire Bar Refinery), plans and specifications to be filed and approved by the Fire Department before work is commenced. Sec. 581, Chapter 5, C. O., N. Y.;"

and

WHEREAS, the premises consists of a large plot of ground containing a number of buildings, those designated on plans as numbers 3, 5 and 6 and affected by the fire department order No. 97030-LC, are non-fireproof, one story, 74 ft., 39 ft. and 47 ft. 6½ in. in height, respectively; floor areas about 8,736, 9,600 and 26,266 sq. ft., respectively. OCCUPIED as a copper works; Building No. 3, 25 persons; Buildings Nos. 5 and 6, 65 persons; Buildings Nos. 5 and 6 have six communicating openings, each 10 ft. in width; and

WHEREAS, the appellant contends that Building No. 3 is of all metal construction and does not come within the code requirements for buildings of "10,000 square feet in area and 85 feet in height"; that premises is equipped with a fire fighting system with pumps maintaining 60 pounds pressure.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the buildings shall not be increased in height, area or dimension; that the present yard hydrant system shall be maintained; and *granted* so long as the present use and operation of the premises remain substantially unchanged.

832-25-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for Estate of Kate C. Clark, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—226 East 144th street, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(832-25-A)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co., for Estate of Kate C. Clark, owner, filed, August 13, 1925, an appeal from the order of the fire commissioner, affecting premises No. 226 East 144th street, Borough of Bronx; and

WHEREAS, the order of the fire commissioner, dated February 27, 1925, reads (Order No. 72413-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east, south and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5, of the Code of Ordinances.;"

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 93 ft. in area. OCCUPIED: Manufacturing metal cabinets, 25 persons on each story; and

WHEREAS, the appellant claims there are 24 openings at west, 22 openings at east and 24 openings at south affected by fire department order No. 72413-F; he contends that the exposures referred to at south and west are caused by the

roof of the basement, which is a part of the same building in question; in regard to the east side, he proposes to provide iron shutters on the windows which come directly above the adjoining roofs.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all windows over the abutting 3rd story building, also on the course of the fire escape stair on rear of building and shaftway, shall be protected in accordance with the regulations.

905-25-A.

APPELLANT—James W. Byrnes, for Mary Minkoff, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—307-315 Moffat street and 288 Cooper street, Brooklyn.

APPEARANCES—

For Appellant: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent .....	

THE RESOLUTION:

(905-25-A)

WHEREAS, James W. Byrnes, for Mary Minkoff, owner, filed, September 4, 1925, an appeal from an order of the fire commissioner, affecting premises 307-315 Moffat street and 288 Cooper street, Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 8042-F, dated June 26, 1925, reads:

"1. Install an automatic dry pipe sprinkler throughout entire building, used for the storage and manufacture of paper boxes \* \* \*;"

and

WHEREAS, the building is non-fireproof, one story (15 ft. in height, 100 ft. by 100 ft., with an extension 20 ft. 100 ft. leading to Cooper street. OCCUPIED: Manufacturing paper boxes, total of 50 persons; and

WHEREAS, the appellant contends that the building is equipped with siamese connections and standpipes, connected with the street water main, having two 2½ in. outlets with 75 ft. of hose at each outlet, also a 2½ gallon fire extinguisher and fire pails; he proposes to install additional 2 gallon fire extinguishers.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that 2½ in. standpipe, street connection shall be maintained; so long as the structure shall not be increased in height or area; that the premises shall be maintained without cellar; and that all storage of cardboard stock shall be kept on 1st floor.

959-25-A.

APPELLANT—Helmle & Corbett, for Sperry Gyroscope Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—36-48 Flatbush Avenue Extension, Brooklyn.

APPEARANCES—

For Appellant: William H. MacMurray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent .....	



# MINUTES

## THE RESOLUTION:

(959-25-A)

WHEREAS, Helmle & Corbett, for Sperry Gyroscope Co., owner, filed, September 16, 1925, an appeal with the board of standards and appeals from orders of the fire commissioner, affecting premises 36-48 Flatbush avenue extension, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner read:

Order No. 74583-LF, dated March 26, 1925—

"1. Provide a two way 3 inch siamese connection for the sprinkler supply with double clapper valves and caps and signs, to be placed on Flatbush Avenue Extension front of building, not less than 18 inches nor more than 2 feet above the sidewalk, and in a horizontal position accessible to the Fire Department, Sec. 20, Ch. 12, Code of Ordinances.

"2. Reduce the height of hose outlets on standpipe risers on all stories so that same will be not less than 5 feet or more than 6 feet above the floor or landing. Sec. 20, Ch. 12, Code of Ordinances, and Rules of the Board of Standards and Appeals.

"3. Provide a 2½ inch outlet with proper valves, for standpipe line located in stairhall at west end of building on roof. Sec. 20, Ch. 12, Code of Ordinances.

"4. Provide ½ inch ball drips for standpipe lines inside of building, at lowest level between check valves and outside siamese connections. Sec. 20, Ch. 12, Code of Ordinances.

"5. Provide an emergency drain for standpipe tanks not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the roof, and terminating not less than 30 inches nor more than 4 feet above the roof, in a horizontal run. Emergency drain shall be provided with a 4 inch quick opening gate valve located in a readily accessible position not more than 4 feet above the roof. Sec. 20, Ch. 12, Code of Ordinances.

"6. Arrange the house water supply pipe so that same will connect with tanks on the outside thereof above the 3500 gallon mark only. Sec. 20, Ch. 12, Code of Ordinances."

Order No. 74584-F, dated March 31, 1925—

"1. Raise standpipe tanks to 20 feet above the highest outlet and properly support same, as per Section 20, Ch. 12, Code of Ordinances and Rules of the Board of Standards and Appeals."

and

WHEREAS, the building is fireproof, 11 stories (150 ft.) in height, having a frontage of 177 ft. 10 in. on Chapel street, 110 ft. on Flatbush avenue extension, and 234 ft. 11 in. on Concord street, approximately 25,000 sq. ft. in area; OCCUPIED as a tenant factory, approximately 800 persons above the 1st story; and

WHEREAS, a standpipe system has been installed, with tanks on roof, located 2 ft. 7 in. above the roof level, the highest outlet (in pent house) being located above the bottom of the tank; two siameses on Chapel street and also two on Concord street; two 4 in. risers with outlets on each story located 6 ft. 2 in. to 6 ft. 10 in. above the floor level; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system, and in re: Item No. 5, contends that a gate valve has been installed in the emergency drain, but that it is not a "quick opening" valve; and contends, further, that the existing fire extinguishing equipment in the building is adequate.

Resolved, that the order of the fire commissioner, No. 74583-LF, be and it hereby is *modified*, and the appeal as to Item 1 of this order be and it hereby is *granted on condition* that not less than four siamese connections shall be maintained (two on Concord street and two on Chapel street); as to Item 2, *on condition* that all standpipe outlets above 6 ft. height shall be extended with wrought iron elbow and nipple to a height not more than 5 ft. 8 in. above floor level by an extension of regulation size, properly braced

with strap bracket to standpipe line, equipped with 2½ in. hose; *denied*, as to Items 3, 4, 5 and 6; that the order of the fire commissioner, No. 74584-F, be and it hereby is *modified*, and the appeal as to Item 1 of this order be and it hereby is *granted on condition* that not less than two existing tanks shall be cross-connected and maintained exclusively for standpipe supply.

1025-25-A.

APPELLANT—Ernest M. Morrison, for Citizens Community House, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—215-32-42 Jericho turnpike, Queens Village, Borough of Queens.

APPEARANCES—

For Appellant: Ernest M. Morrison and John Schroll.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle.... 4

Negative: Chief Kenlon..... 1

Absent ..... 0

THE RESOLUTION:

(1025-25-A)

WHEREAS, Ernest M. Morrison, for Citizens Community House, Inc., owner, filed, October 5, 1925, an appeal from the order of the fire commissioner, affecting premises No. 215-32-42 Jericho turnpike, Queens Village, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 26, 1925, reads:

"2. Provide a tank of 3500 gallon capacity with all appurtenances, bottom to be 20 feet above the roof.

"3. Tank must be fed at 65 gallons per minute."

and

WHEREAS, the premises consist of a plot of ground upon which are located two fireproof buildings, the easterly building being occupied for two stores and also as a moving picture theatre having a seating capacity of 1,073 persons and being one story and mezzanine in height, 75 ft. by 134 ft. (approximately 10,000 sq. ft.) in area; there being two exits on the 1st story, in the westerly wall of the theatre building, into a fireproof passageway in the westerly building; and

WHEREAS, appellant contends that the stores are separated by unpierced fireproof walls from the theatre; and contends, further, that the existing standpipe system is connected to an 8 in. city water main in the street, said main having a hydrostatic pressure of 60 pounds per square inch and is fed two ways.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* so long as the building shall not be increased in height, area or dimension and shall be restricted to operation and conduct of a moving picture theatre only, *on condition* that standpipe equipment shall be installed, supplied from the street main with 4 in. connection; and that the street pressure shall be not less than 55 pounds.

1093-25-A.

APPELLANT—John A. Lynch, president, Borough of Richmond, for City of New York, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Outlet street, Oakwood Beach, Borough of Richmond.

APPEARANCES—

For Appellant: Asst. Engineer Victor H. Reichert.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1093-25-A)

WHEREAS, John A. Lynch, president, Borough of Richmond, for City of New York, owner, filed, October 26, 1925, an appeal with the board of standards and appeals from a decision of the fire commissioner, affecting premises Outlet street, Oakwood Beach, Borough of Richmond; and

WHEREAS, the decision of the fire commissioner, dated October 26, 1925, re: N. B. Application No. 1719-25, reads:

"2. Method of using gasoline and devices must be approved by the Board of Standards and Appeals.

"3. Tank must be located 2 ft. below lowest level within radius of 10 ft.

"4. Tanks must be encased in 12 in. of Portland cement concrete 1-2½-5 mix, independent of any well.

"5. Vents must extend to a point 10 ft. above roof and from any exposure.";

and

WHEREAS, the premises consists of a plot of ground on the east side of the sewer outlet, about 300 ft. northwest of the shore line at Oakwood Beach, upon which it is proposed to erect a concrete non-fireproof sewage treatment and pumping plant, one story and tower in height, 42 ft. 6 in. by 42 ft. 6 in. in area; a 275 gallon gasoline storage tank is to be buried 2 ft. 6 in. below the sidewalk level and 6 ft. outside the front (southwest) wall of the building with a vent pipe extending 4 ft. above the nearest part of the tower roof; and

WHEREAS, the appellant contends that it is impractical to bury the tank as required by the rule, in that the floor of the pump-well will be 26 ft. below the filled-in ground surrounding the building; that it would be difficult to provide proper supports for a vent pipe extending 10 ft. above the highest part of the tower roof; he proposes to adopt the Stewart vacuum system for automatically supplying gasoline to the engine, and refers the board to Cal. No. 477-21-A, granted under similar conditions.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the gasoline engine supply be automatically operated by a recognized standard vacuum system.

1100-25-A.

APPELLANT—John J. Gilmartin, for Louis F. Rhoades, et al., owners.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—9 North Moore street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1100-25-A)

WHEREAS, John J. Gilmartin, for Louis F. Rhoades, et al., owners, filed, October 26, 1925, an appeal from an order of the fire commissioner, affecting premises No. 9 North Moore street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 2, 1925, reads (Order No. 84973-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east side of building \* \* \*";

and

WHEREAS, the building is non-fireproof, six stories in height, 24 ft. by 72 ft. in area at 1st story and 24 ft. by 67 ft. in area above; OCCUPIED for the manufacture of plate glass products (mirrors, table tops, etc.), 13 persons above the 1st story; and

WHEREAS, there are four (4) windows in the easterly wall, on the 5th and 6th stories of the building, within 50 ft. of the roof of a neighboring three-story building to the east; and

WHEREAS, appellant contends that the building, constituting the exposure, is used by the street cleaning department and occupied solely for the storage of street cleaning apparatus, scrapers, shovels, etc.

Resolved, that the order of the fire commissioner, No. 84973-F, Item I, be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so long as the present use and occupancy remain unchanged and the adjoining exposure to the east is maintained for non-inflammable storage occupancy.

295-25-A.

APPELLANT—The Salvation Army, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—533-537 West 48th street, Manhattan.

APPEARANCES—

For Appellant: C. Arthur Miller.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....  
Negative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin .....  
Absent .....

## THE RESOLUTION:

(295-25-A)

WHEREAS, The Salvation Army, owner, filed, March 1, 1925, an appeal from an order of the fire commissioner affecting premises 533-537 West 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 22, 1924, reads (Order No. 26482-LC):

"Referring to your application, dated October 8, 1924, for a permit to maintain a non-storage garage at the foregoing address, I regret to inform you that your application for such permit is disapproved for the following reasons:

"1. The 4th and 5th stories are used as a dwelling. Note—Dwelling occupancy must be confined to not more than two floors immediately above the garage and other occupancy is permitted to intervene between garage and the dwelling. Sec. 154, Chapter 10, Code of Ordinances.

"2. Boiler is not separated from the remainder of the building by unpierced fireproof walls of solid masonry of at least 8 in. in thickness or its equivalent. Sec. 159-1, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is fireproof, 7 stories in height, 75 ft. by 90 ft. in area. OCCUPIED: 1st story, garage, office and baling room, 10 persons; 2nd story, office, storage and storage, 14 persons; 3rd story, chapel and living room, 4 persons; 4th story, dormitory, 7 persons; 5th story, laundry and dry and officers' quarters, 4 persons; 6th story, tailor



# MINUTES

furniture repair shop, 4 persons; 7th story, carpenter and upholstery shop, 6 persons; and

WHEREAS, the appellant contends that the building is occupied by the Salvation Army, a religious corporation created by special act of legislature; that, with regard to Item 1, chapter 10, section 154 of the code of ordinances does not apply to this institution; with regard to Item 2, that the boiler room is enclosed with fireproof walls, 12 in. in thickness, and with fireproof self-closing doors at all openings.

Resolved, that the order of the fire commissioner, No. 26482-LC, Items 1 and 2, be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

169-25-A.

APPELLANT—The Salvation Army, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—533-537 West 48th street, Manhattan.

APPEARANCES—

For Appellant: C. Arthur Miller.

For Administration: Inspector Lenihan of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Flanagan and Guilfoyle and  
Assistant Chief Martin ..... 5

Absent ..... 0

THE RESOLUTION:

(169-25-A)

WHEREAS, The Salvation Army, for The Salvation Army, owner, filed, February 10, 1925, an appeal from decision of the fire commissioner, affecting premises 533-537 West 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 29, 1924, reads:

"1. Remove all combustible fibre from these premises."

and

WHEREAS, the building is fireproof, seven stories in height, 15 ft. by 90 ft. in area. OCCUPIED: 1st story, garage, office and baling, 10 persons; 2nd story, offices, stores and storage, 14 persons; 3rd story, chapel and living rooms, 4 persons; 4th story, dormitory, 7 persons; 5th story, laundry and officers' quarters, 4 persons; 6th story, tailor and furniture repair shop, 4 persons; 7th story, carpenter and upholstery shop, 6 persons; and

WHEREAS, the appellant contends that the building is occupied by The Salvation Army, a religious corporation created by special act of the legislature; that there is not more than one carload of combustible fibre stored on the 1st story of the premises at any time; that it would be impossible to remove the combustible fibre without closing down the institution.

Resolved, that the order of the fire commissioner, dated October 29, 1924, Item 1, be and the same hereby is *affirmed*, and the appeal be and it hereby is *denied*.

645-25 A.

APPELLANT—James C. McGuire, Jr., for Fifth Avenue Coach Company, owner.

SUBJECT—Application for reopening—appeal from decision of fire commissioner.

PREMISES AFFECTED—605-619 West 132nd street, Manhattan.

APPEARANCES—

For Appellant: Francis Seaman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal reopened and restored to calendar and withdrawn at request of appellant to comply with original order of fire commissioner.

THE VOTE TO REOPEN AND TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Flanagan and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(645-25-A)

WHEREAS, James McGuire, for the Fifth Avenue Coach Company, owner, filed, July 23, 1925, an appeal from a decision of the fire commissioner, affecting premises 605-619 West 132nd street, Manhattan; and

WHEREAS, the decision of the fire commissioner, App. No. 1212-22, dated June 11, 1925, reads:

"The amount of water in the gravity in excess of 25,000 gallons shall have to be specified by the Board of Standards and Appeals."

and

WHEREAS, the building is fireproof, with stone concrete floor arches, three stories and basement in height, 400 ft. by 199 ft. 10 in. in area; OCCUPIED as a garage and factory (the 3rd story being in process of construction at the present time), basement, 75 persons; 1st story, 100 persons; 2nd story, 100 persons; 3rd story, 400 persons; and

WHEREAS, the appellant proposes to install a 40,000 gallon gravity tank connected by an 8 in. dead riser to the underground cross connections, which in turn are connected with sprinkler risers and to four 6 in. header lines direct to the 6 in. street mains, properly metered and checked; there is also a 100,000 gallon underground reserve reservoir, separately water supplied, connected with the sprinkler system through a 1,000 gallon per minute fire pump, and appellant requests the board to approve the 40,000 gallon gravity tank as adequate in accordance with section 5 of the sprinkler rules; and

WHEREAS, a variation was granted by the board at its meeting November 17, 1925, on conditions prescribed. Appellant requested a reopening of the case to seek the omission of a quick-opening line and control valve and rearrangement of his tank storage; and

WHEREAS, the rearrangement of proposed tanks would come within the provisions of rules of the board, further consideration was unnecessary; and

WHEREAS, in view of the foregoing facts, the appellant on restoration of case to calendar requested permission to withdraw the appeal of original filing to comply with regulations.

Resolved, that the appeal be and it hereby is *withdrawn*.

## BUILDING ZONE CASES.

114-25-BZ.

APPLICANT—Jenks & Rogers, for Kenner Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Philip Scharf.

ACTION OF BOARD—Application laid over to February 9, 1926, on request.

599-29-BZ.

APPLICANT—Eugene De Rosa, for Maxlam Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection



# MINUTES

and maintenance of a building to be used for business and theatre purposes.  
PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th street, The Bronx.  
APPEARANCES—  
For Applicant: Martin J. Ort.  
For Opposition: None.  
ACTION OF BOARD—Application laid over to February 2, 1926, at 10 a. m., on request of applicant's representative.

## NOTICE.

The following resolution as to the sale of pamphlets was adopted:

### THE VOTE TO FIX PRICE OF PAMPHLETS OF BOARD—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Assistant Chief Martin ..... 5

Negative ..... 0  
Absent ..... 0

### THE RESOLUTION:

WHEREAS, the demand for copies of rules adopted by this board and issued in pamphlet form has very greatly increased; and

WHEREAS, this greatly increased demand has necessitated printing new editions so frequently as to cause a tremendous increase in cost in excess of our budget allowance for printing.

*Resolved*, that on and after February 1, 1926, copies of all rules adopted by this board and issued in pamphlet form shall be charged for at the rate of five cents per copy delivered, and seven cents to cover postage if mailed.

Adjourned 5.30 p. m.

JAMES O'CONNOR, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, December 22, 1925, as they appeared in Bulletin No. 50, Vol. 10, are hereby corrected to read as follows:

### THE RESOLUTION:

(368-25-S)

WHEREAS, Croker Natl. Fire Prev. Eng. Co., for Estate of Paul J. Byck, lessee, filed, April 4, 1925, a petition with the board of standards and appeals from an order of the fire commissioner, affecting premises 582 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 11, 1924, reads:

"Order No. 67732-LD:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law. \* \* \*

"NOTE:—Among the defects noted on this fire escape are the following:

"No safe passageway to street from termination. No 60 degree stairways connecting balconies. No openings 2 ft. by 6 ft. provided. No steps provided from floor to sills of openings.

"2. Provide additional means of exit from the front portion of the 2nd story, and from the front and rear portion of the cellar, remote from the existing exit, in accordance with the requirements of Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories and basement in height, 25 ft. by 100 ft. in area at 1st and 2nd stories; 25 ft. by 90 ft. in area at 3rd story; and 25 ft. by 65 ft. 6 in. in area above. OCCUPIED: Cellar,

\*Correction—Word "openings" changed to "windows" in lines 40 and 62 and word "north" changed to "south" in line 65 and word "only" omitted in line 59.

front, stock room; rear, locker room; 1st floor, front, store, 7 persons; rear, bank, 15 persons; 2nd floor, front, jeweler, 4 persons; rear, bank, 7 persons; 3rd floor, gowns and hats, 4 persons; 4th floor, shoes, 8 persons; 5th floor, tailor, 4 persons; 6th floor, photographer, 3 persons. EXITS: An interior non-fireproof stairway, extending from the 1st story to roof, enclosed in fire retarded partitions, with fire doors at openings; horizontal openings in the basement, 1st and 2nd stories, leading to the bank building to the south; a fire escape on the rear of the building having fireproof windows along the course thereof, extending from the main roof to the roof of the 1st story extension; with EGRESS from the termination of the fire escape by means of fire escape balcony of the building to the north; ROOFS of adjoining buildings to north 7 ft. higher; to south 4 stories higher; and

WHEREAS, petitioner contends that it would be a hardship to remove the existing fireproof double-hung windows and to provide the 2 ft. by 6 ft. openings leading to the fire escape; that the existing means of egress from the termination of the fire escapes are adequate; that owing to the bank occupancy at the rear of basement and 1st and 2nd stories, it is not possible to provide additional exits from these stories through those portions, but proposed to provide in the front of basement an engineer's ladder leading to the sidewalk.

*Resolved*, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted so far as it affects egress from the termination, on condition that the existing fire escape shall be connected with the second story balcony of the adjoining fire escape to the north, all windows on the course to be made fire proof and self-closing; granted, as to Item No. 2, on condition that not less than two approved horizontal exits shall be provided to the adjoining property to the south at the second story level, and granted on condition that all factory use and occupancy shall be vacated and discontinued on or about February 1, 1927, and granted only so long as the existing conditions, until that date, remain unchanged.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

### RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed; waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,  
March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# FUEL OIL RULES

## CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS.

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, and January 18, 1924.

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

## GRADE A FUEL OIL.

### Rule 2. Manner of Storage for Grade A Fuel Oil.

Fuel oil, to be used for commercial, heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

### Rule 3. General Location of Tanks for Grade A Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

#### Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions.



# FUEL OIL RULES

Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 5. Material and Construction of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or bars,

these members should not be spaced greater than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

### Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 5.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more



# FUEL OIL RULES

than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 60 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full strength of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 15 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket gas or other approved system for use in case of fire, arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

### Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Grade A Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.



# FUEL OIL RULES

## Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

## Section 3. Tests for Piping.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

## Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) Fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the

same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oil in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.



# FUEL OIL RULES

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 12. Burners for Grade A Fuel Oil

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals.

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently posted near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.

## GRADE B FUEL OIL.

## Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes when stored, shall be at all times contained in closed metal tanks.

## Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tanks shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.

## Rule 22. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

## Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).

## Rule 25. Piping for Grade B Fuel Oil.

### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding material.



# FUEL OIL RULES

rials. Hose shall be no longer than necessary.

## Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

## Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

## Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

## Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

## Rule 26. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) See Rule 9 (a) for construction of valves.

(c) A remote control for shutting off the supply of oil to the burners shall be provided.

(d) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure.

## Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.

## Rule 28. Pilot Light.

Automatic systems shall be so designed that the flame cannot be extinguished by operation of the automatic control valve. A pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

## Rule 29. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 30. Fire Protection.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster board or other approved incombustible material. Above the

furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths ( $\frac{3}{4}$ ) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 31. Instruction Cards.

See Rule 14.

## Rule 32. Installation.

See Rule 16.

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

## Rule 34. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or forcing systems, are prohibited.

## Rule 35. Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies or the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

WILLIAM E. WALSH, Chairman.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13, properly filled out.



# RULES

## FIRE ESCAPE RULES OF THE BOARD OF STANDARDS AND APPEALS, ADOPTED JULY 2, 1918, CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924, CAL. NO. 414-24-SR.

**Rule 1.** In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) in. mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if fixed steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto.

(c) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

**Rule 2.** A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

**Rule 3.** When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) **Fire Escapes.**—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) **Interior Stairways.**—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) **Exterior Screened Stairways.**—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for substandard fire escapes in subdivision a.

(d) **Horizontal Bridges.**—Horizontal bridges and party wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.

WILLIAM E. WALSH, *Chairman.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1 $\frac{1}{2}$ -3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2 $\frac{1}{2}$ -5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS. APPEALS FROM ADMINISTRATIVE ORDERS.

The forty-eight pier cases listed herewith were laid over, pending decision by the Supreme Court on a test case.

### PIER CASES.

- 480-19-A—Piers 4 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 594-19-A—Pier 8, North River, Manhattan.
- 595-19-A—Pier 44, East River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 890-19-A—Pier 70, East River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.
- 31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
- 265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
- 266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
- 267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.
- 268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
- 269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.
- 270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
- 271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
- 272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
- 273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
- 318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
- 352-20-A—Pier 3, Wallabout basin, foot of Washington and E streets, Brooklyn.
- 353-20-A—Pier 2, Wallabout basin, foot of Washington and F streets, Brooklyn.
- 383-20-A—Pier 20, East River Manhattan.
- 420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.
- 421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
- 422-20-A—Pier 29, foot of Harrison street Brooklyn.

- 423-20-A—Pier 32, foot of Degraw street, Brooklyn.
- 471-20-A—Pier between North 4th and 5th streets, Brooklyn.
- 907-21-A—East side South street, foot of Dover street, Manhattan.
- 1205-21-A—Pier No. 21, East River, east side South street, foot of Dover street, Manhattan.
- 1302-21-A—Pier 15, East River, Manhattan.
- 1541-21-A—Pier 3, between Main and Dock streets, Brooklyn.
- 1542-21-A—Pier 3, between Main and Dock Streets, Brooklyn.
- 1543-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1544-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1545-21-A—Pier 2, between Main and Dock streets, Brooklyn.

## BOARD OF STANDARDS AND APPEALS.

### APPLIANCES SUBMITTED FOR APPROVAL.

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connection, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.
- 1230-22-S—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1169-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1339-23-SA—National Light Service Oil Pump, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1358-23-SA—Worthington Oil Burner, approval of.
- 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 1484-23-SA—Universal G. P. O. Burner, approval of.
- 1493-23-SA—Newport Rotary Oil Burner, approval of.
- 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 254-24-SA—Sherman Oil Burner, approval of.
- 269-24-SA—Universe Oil Burner, approval of.
- 365-24-SA—Koaless Oil Burner, approval of.
- 379-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 503-24-SA—Kinney Rotating Plunger Pump, approval of.
- 536-24-SA—Climax Oil Burner, approval of.
- 654-24-SA—Marvel Oil Burner, approval of.
- 702-24-SA—Simplex Mechanical Oil Burner, approval of.
- 735-24-SA—Petro Mechanical Burner and Air Register, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 826-24-SA—Heymsfield Low Pressure Burner, approval of.
- 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Vention Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Syphone Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 887-25-SA—Moussette Oil Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.
- 1060-25-SA—Rotary Pressure Pump, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.



# ANNUAL REPORT

## CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN

MUNICIPAL BUILDING

HON. JAMES J. WALKER,  
Mayor, New York City.

February 2, 1926.

Sir:—I have the honor to submit for your information the annual report of the Board of Standards and Appeals, for the year ending December 31, 1925, which is set forth as follows:

### CASES FILED AND PENDING, 1925.

#### FOURTH QUARTER.

Appeals from Administrative Orders .....	120
Applications under Building Zone Resolution .....	98
Petitions for Variation of Labor Law .....	111
Petitions for Approval of Appliances and Materials .....	19
Petitions for Adoption of Rules .....	0
Reopened and Restored to Calendar .....	8
Miscellaneous Docket .....	94
Cases filed, restored, etc., 4th Quarter .....	450
Cases filed, restored, etc., 3rd Quarter .....	341
Cases filed, restored, etc., 2nd Quarter .....	441
Cases filed, restored, etc., 1st Quarter .....	453
Cases pending December 31, 1924 .....	598
Total cases filed and pending up to and including December 31, 1925 .....	2283

### SUMMARY.

#### DOCKET.

Cases pending December 31, 1924 .....	598
Cases filed up to and including December 31, 1925 .....	1350
Restored to calendar .....	60

#### MISCELLANEOUS APPLICATIONS.

Requests to reopen .....	148
Requests to amend .....	6
Requests for modification .....	48
Requests to rescind .....	1
Requests for extension of time .....	18
Requests for extension of permit .....	30
Requests for mechanical installations .....	1
Requests for approval of plans .....	13
Administrative requests .....	7
Requests for interpretation .....	3

Total .....	2283
Disposed of .....	1540
Cases pending December 31, 1925 .....	743

#### DISPOSITION OF CASES.

Withdrawn .....	140
Dismissed .....	122
Denied .....	203
Granted .....	10
Granted on condition .....	758
Appliances approved .....	25
Appliances dismissed, disapproved or withdrawn .....	7
Rules approved .....	0
Rules disapproved or rescinded .....	0

#### MISCELLANEOUS ACTIONS.

Requests to reopen granted .....	137
Requests to reopen denied .....	10
Requests to amend granted .....	6
Requests to amend denied .....	0
Requests for modification granted .....	45
Requests for modification denied .....	1
Requests to rescind granted .....	1
Requests to rescind denied .....	0
Requests for extension of time granted .....	18
Requests for extension of time denied .....	0
Requests for extension of permit granted .....	30
Requests for extension of permit denied .....	0
Requests to install granted .....	1
Requests to install denied .....	0
Plans approved .....	13
Plans disapproved .....	0
Administrative requests granted .....	6
Administrative requests denied or withdrawn .....	1
Interpretations .....	3
Requests withdrawn or dismissed .....	3

Total .....	1540
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# ANNUAL REPORT

## MEETINGS AND INSPECTIONS OF THE BOARD.

MEETINGS.				
First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total
27	75	13	30	95

INSPECTIONS.				
First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total
6	11	4	19	40

## CASES DISPOSED OF BY THE BOARD.

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Grand Total
Appeals from Administrative Orders .....	147	136	52	179	514
Applications under Building Zone Resolution .....	130	103	56	143	432
Petitions for Variation of Labor Law .....	68	68	19	131	286
Petitions for Approval of Appliances and Materials ....	3	13	5	12	33
Petitions for Adoption of Rules .....	0	0	0	0	0
Miscellaneous Applications .....	78	82	21	94	275
Total disposed of .....	426	402	153	559	1540
Cases pending December 31, 1925 .....					743

## CASES PENDING BEGINNING OF FIRST QUARTER 1926.

Appeals from Administrative Orders .....	234
Applications under Building Zone Resolution .....	157
Petitions for Variation of Labor Law .....	218
Petitions for Approval of Appliances .....	133
Petitions for Adoption of Rules .....	1
Total .....	743

## MONEYS RECEIVED.

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Grand Total
Subscriptions to Bulletin .....	\$305.00	\$300.00	\$147.50	\$205.00	\$957.50
Cash Sales of Bulletin .....	18.25	21.50	10.43	19.35	69.53
Total (Paid to Chamberlain) .....	\$323.25	\$321.50	\$157.93	\$224.35	\$1,027.03

## REVIEW (1916 TO 1925).

Cases Filed	Requests Filed	Pending Previous Year	Total to Dispose of	Disposed of as Follows:						Pending Dec. 31st
				Withdrawn	Dismissed	Cases Denied	Granted etc.	Request Actions	Total Cases	
502	32	0	534	39	64	59	204	32	398	136
2620	35	136	2791	291	154	241	838	35	1559	1232
1734	160	1232	3126	803	666	418	1009	160	3056	70
1005	73	70	1148	105	47	271	594	41	1058	90
793	114	90	997	84	100	233	457	33	907	90
1720	176	90	1986	102	296	337	827	35	1597	389
1575	405	389	2369	171	195	262	1025	281	1934	435
1562	308	435	2305	149	189	193	928	219	1678	627
1540	415	627	2582	173	194	290	1003	324	1984	598
1350	335	598	2283	140	129	203	793	275	1540	743
Total 14401	2053	3667	20121	2057	2034	2507	7678	1435	15711	4410

Respectfully submitted,  
WILLIAM E. WALSH, *Chairman.*



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including January 27, 1926 .....	74	Dismissed .....	
Restored to calendar .....	4	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	14	Granted on condition .....	
Requests to amend .....	3	Appliances approved .....	
Requests for modification .....	4	Appliances dismissed, disapproved or withdrawn.....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	0	Rules disapproved or rescinded .....	
Requests for extension of permit .....	2	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	0	Requests to reopen granted .....	
Requests for approval of plans .....	2	Requests to reopen denied .....	
Administrative requests .....	0	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	846	Requests for modification granted .....	
Disposed of .....	156	Requests for modification denied .....	
Cases pending January 27, 1926 .....	690	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	1

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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5 New. Ref.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

ed under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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I. XI

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FEBRUARY 9, 1926

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No. 6

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

CE—Municipal Building, Rooms 1001 to 1015.

PHONE—Worth 0184.

CE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 2 noon.

ommunications should be addressed to the chairman of the board

### CONTENTS

is issue of the Bulletin contains, in the order

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, February 2, 1926, at 10 a. m.

Minutes of Regular Meeting, February 2, 1926, at 2 p. m.

Correction.

Rules.

Reserve Calendar.

Annual Report.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 9, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 16, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending February 3, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
100-26-S.....	B.B.M.	..161 West 34th st., Man. Viol. 5327-1925.
99-26-S.....	F.D.	....310 2nd ave., College Pt., Q. L. F. 84528.
98-26-A.....	B.B.M.	..10-14 East 41st st., Man. N. B. 383-1925.
97-26-S.....	F.D.	....11-13 Thatford ave., Bklyn. L. D. 74741.
96-26-A.....	F.D.	....109-111 Montgomery st., Bklyn. N. B. 1913-1923.
95-26-BZ.....	F.D.	....Southeast cor. 168th st. & Jerome ave., Bx. Alt. 28-1926.
94-26-BZ.....	F.D.	....Southwest cor. E. 149th st. & Prospect ave., Bx. . Alt. 29-1926.
93-26-S.....	F.D.	....1600 Broadway, Man. Decision.
92-26-A.....	F.D.	....45-55 Mills st., Astoria, Q. F-57456.
91-26-SA.....	F.D.	....Signal Standpipe Alarm Panel Appliance.
90-26-S.....	B.B.M.	..345-351 West 35th st., Man. N. B. 406-1925.
89-26-A.....	F.D.	....67-69 Murray st., Man. L. C. 32473.
88-26-A.....	F.D.	....450 West 22nd st., Man. L. C. 31940.
87-26-S.....	B.B.M.	..553-55 Eighth ave., Man. N. B. 362-1925.
86-26-S.....	F.D.	....47 East Houston st., Man. L. D. 88271.
85-26-A.....	F.D.	....328-340 Ten Eyck st., Bklyn. F-88609.
84-26-BZ.....	B.B.Bx.	..747 East 215th st., Bx. N. B. 3017-1924.
83-26-BZ.....	B.B.Bx.	..West side Inwood ave., 127 ft. south of Featherbed Lane, Bx. N. B. 2966-1925.
82-26-BZ.....	B.B.Bx.	..1569 Southern blvd., Bx. Alt. 751-1925.
81-26-BZ.....	B.B.Bx.	..1620 Bronxdale ave., Bx. Alt. 752-1925.
80-26-A.....	F.D.	....507-513 Kent ave., Bklyn. F-87454.
79-26-S.....	F.D.	....507-13 Kent ave., Bklyn. L. D. 87949.
78-26-S.....	F.D.	....24 Union sq., East, Man. L. D. 88819.
77-26-A.....	F.D.	....550 West 252nd st., Bx. L. C. 32474.
76-26-A.....	F.D.	....546 West 252nd st., Bx. L. C. 32768.
75-26-A.....	F.D.	....30-02, 30-20 48th ave., L. I. City, Q. Alt. 2268-1925.

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department  
B.B.B. ....Bureau of Buildings, Brooklyn  
B.B.M. ....Bureau of Buildings, Manhattan  
B.B.Q. ....Bureau of Buildings, Queens  
B.B.R. ....Bureau of Buildings, Richmond  
B.B.Bx. ....Bureau of Buildings, Bronx  
T.H.D. ....Tenement House Department

## CALL OF CLERK'S CALENDAR.

*Tuesday, February 9, 1926, at 2 p. m.*

### *Building Zone Cases.*

776-25-BZ.  
APPLICANT—Burke & Olsen, for Edward B. Sweeney owner.  
PREMISES—401 Schenectady avenue, Brooklyn.  
APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building for business occupancy.

942-25-BZ.  
APPLICANT—Julius Hochman, for Adelaide Kopf and Henry Dreyer, owners.  
PREMISES—1630-1636 Bergen street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1039-25-BZ.  
APPLICANT—Gardiner Conroy, for Mosholu Building Corp., owner.  
PREMISES—188-196 Audubon avenue, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building to be used for stores.

1013-25-BZ.  
APPLICANT—George F. Rohe, owner.  
PREMISES—South side of Northern boulevard, 225 ft. east of Gardiner street, Bayside, Borough of Queens.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT the erection and extension from a business into a residence district of a proposed basement story of a garage. Permission to erect same as a one-story garage was granted by the board under Cal. No. 166-20-BZ.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 9, 1926, at 10 a. m.*

475-25-A—4077-4085 Park avenue, The Bronx.  
723-25-A—302 West 127th street, Manhattan.  
949-25-A—109-115 West End avenue, Manhattan.  
1104-25-A—477-479 Broome street, Manhattan.  
692-25-A—2152 Metropolitan avenue, Middle Village, Borough of Queens.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 9, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*



# CALENDAR

CAL. NO. 826-25-BZ—Application, August 13, 1925, under section 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Thrift Service Stations, Inc., lessee, to permit partly in a residence district and partly in a business district the erection and maintenance of a gasoline selling station; premises 3002-3012 Avenue N, southeast corner of Nostrand avenue, Brooklyn.

CAL. NO. 923-25-BZ—Application, September 10, 1925, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Peter Rinelli, owner, to permit in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story; premises southeast corner of Bay parkway and 85th street, Brooklyn.

CAL. NO. 979-25-BZ—Application, September 22, 1925, under sections 21 and 7g of the building zone resolution, of McCooey & Conroy, applicants, on behalf of A. E. DeBaun, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 144-18 Hillside avenue, Jamaica, Borough of Queens.

CAL. NO. 1134-25-BZ—Application, November 5, 1925, under section 7e of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Levine, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 290-292 Ellery street and 861-863 Park avenue, Brooklyn.

CAL. NO. 1164-25-BZ—Application, November 12, 1925, under sections 7c and 21 of the building zone resolution, of Logan Billingsley, applicant, on behalf of Jerome Avenue Exhibition Company, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises west side of Jerome avenue, 144 ft. north of East 176th street, The Bronx.

CAL. NO. 1213-25-BZ—Application, November 23, 1925, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, consulting engineer, for Isidore Resnikoff, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Brooklyn.

CAL. NO. 1157-25-BZ—Application, November 10, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Milef Realty Corporation, owner, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution; premises 306-308 West 38th street, Manhattan.

CAL. NO. 1022-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of Daniel Luftman, applicant and owner, to permit in a residence district the use as a restaurant of the basement floor of the building; premises 72 East 108th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 9, 1926, at 2 p. m.*

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.

479-25-A—114-116 East 13th street, Manhattan.

726-25-A—159 Varet street, Brooklyn.

799-25-A—Southwest corner of Ely avenue and 13th street, Long Island City, Borough of Queens.

1138-25-A—5401-5405 First avenue, Brooklyn.

424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.

524-25-A—134 West 23rd street, Manhattan.

525-25-A—146 West 23rd street, Manhattan.

526-25-A—153 West 21st street, Manhattan.

507-25-A—60 Grand street, Manhattan.

508-25-A—64 Grand street, Manhattan.

715-25-A—237 Central avenue, Far Rockaway, Borough of Queens.

941-25-A—422-430 East 53rd street, Manhattan.

1136-25-A—350 Waverly avenue, Brooklyn.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, February 9, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 991-25-BZ—Application, September 28, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant on behalf of Fordham Triangle Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 50 ft. north of 200th street, The Bronx.

CAL. NO. 1041-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dr. Morris L. Levine, owner, to permit in a business district the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles; premises 178-184 Scholes street, southwest corner of Humboldt street, Brooklyn.

CAL. NO. 755-25-BZ—Application, July 20, 1925, under section 7g of the building zone resolution, of Max Cohn, architect, on behalf of Aniello Nappi, owner, to permit in a



# CALENDAR

business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five (5) motor vehicles; premises 870-872 Metropolitan avenue, Brooklyn.

CAL. NO. 965-25-BZ—Application, September 17, 1925, under section 21 of the building zone resolution, of Angelo Justo, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 758 East 213th street, The Bronx.

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## CALL OF CLERK'S CALENDAR.

*Tuesday, February 16, 1926, at 2 p. m.*

*Building Zone Cases.*

924-26-BZ.

APPLICANT—Goodhue Livingston, for Empire City Savings Bank, owner.

PREMISES—219-231 West 125th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the omission of a lawful rear yard as provided for in section 17 of the building zone resolution.

1102-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

PREMISES—50 Avenue U, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house.

1101-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

PREMISES—54 Avenue U, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the proposed alteration and maintenance of a building to be used as a wet wash laundry.

1137-25-BZ.

APPLICANT—Deutsch & Schneider, for Alice Jones, owner.

PREMISES—53 East 60th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and also the change of occupancy, from a residence to a business use, of the basement and 1st story of an existing building occupied as a dwelling.

1147-25-BZ.

APPLICANT—Charles P. Cannella, for Julia Wyckoff, Ella Wyckoff and Adelaide E. Wyckoff, owners.

PREMISES—436-446 New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1192-25-BZ.

APPLICANT—John M. Baker, for Frank W. Bruns, owner.

PREMISES—Northeast corner of 166th street (Bergen avenue) and 90th avenue (North 1st street), Jamaica, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 16, 1926, at 10 a. m.*

350-25-A—637 Broadway, Manhattan.

388-25-A—641 Broadway, Manhattan.

278-25-A—280 Broadway, Manhattan.

1132-25-A—1687 Broadway, Manhattan.

539-25-A—210 Fifth avenue, Manhattan.

733-25-A—319-321 East 53rd street, Manhattan.

909-25-A—56 West 46th street, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooey and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.



# CALENDAR

CAL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.

CAL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

CAL. NO. 982-25-BZ—Application, September 23, 1925, under section 21 of the building zone resolution, of Jacob Katz, applicant, on behalf of Highway Development Company, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side of Kings highway, 406.34 ft. north of Foster avenue, Brooklyn.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

CAL. NO. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, February 16, 1926, at 2 p. m.*

748-25-S—380 South street and 341-345 Front street, Manhattan.

898-25-S—215-217 West 40th street, Manhattan.

971-25-S—142-146 West 24th street, Manhattan.

1024-25-S—336-338 West 25th street, Manhattan.

1126-25-S—330 West 34th street, Manhattan.

913-25-S—1424-1444 Broadway, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

664-25-S—240-246 West 35th street, Manhattan.

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

1221-25-S—257-267 West 39th street, Manhattan.

70-26-S—15 West 56th street and 14 West 57th street, Manhattan.

*Appliance Submitted for Approval.*

985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, February 23, 1926, at 10 a. m.*

334-25-A—178-192 Sullivan street, Brooklyn.

983-25-A—2-24 Cumberland street, Brooklyn.

1086-25-A—102 West 101st street, Manhattan.

1089-25-A—16 West 45th street, Manhattan.

1107-25-A—526 West 113th street, Manhattan.

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1105-25-A—894-900 Broadway, Manhattan.

1109-25-A—8746 123rd street, Richmond Hill, Borough of Queens.

1158-25-A—South side of Jackson avenue, between Hulst street and Harold avenue, Long Island City, Borough of Queens.

1202-25-A—315-319 East 47th street, Manhattan.

## BUILDING ZONE APPLICATIONS.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.



# CALENDAR

CAL. NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

CAL. NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

CAL. NO. 1291-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of Schwartz and Gross, architects on behalf of 22 East 76th Street, Inc., owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 20-28 East 76th street, Manhattan.

CAL. NO. 1292-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Martin W. Teichman, owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 307-17 West 38th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## PETITIONS FOR VARIATIONS.

*Tuesday, February 23, 1926, at 2 p. m.*

- 691-25-S—119-121 West 23rd street, Manhattan.
- 833-25-S—226 East 144th street, The Bronx.
- 988-25-S—385 Madison avenue, Manhattan.
- 992-25-S—14-20 Centre street, Brooklyn.
- 1095-25-S—142 West 23rd street, Manhattan.
- 1103-25-S—14-16 East 38th street, Manhattan.
- 1108-25-S—160-162 Berry street, Brooklyn.
- 1110-25-S—602 Madison avenue, Manhattan.
- 1122-25-S—570-576 Seventh avenue, Manhattan.

- 1146-25-S—414-416 West Broadway, Manhattan.
- 973-25-S—513-519 West 58th street, Manhattan.
- 1012-25-S—42-44 West 39th street, Manhattan.
- 198-25-S—566-568 Seventh avenue, Manhattan.
- 18-24-S—14-16 East 38th street, Manhattan.
- 1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.
- 880-25-S—254-258 West 35th street, Manhattan.
- 967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.
- 77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## *Appliances Submitted for Approval.*

- 951-25-SA—Sword Automatic Oil Burner, approval of.
- 836-25-SA—National Rotary Oil Burner, approval of.
- 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.
- 1133-25-SA—Goulds Hand Rotary Pump, approval of.

## PETITIONS FOR VARIATIONS.

*Tuesday, March 2, 1926, at 2 p. m.*

- 892-25-S—56 West 46th street, Manhattan.
- 984-25-S—2-24 Cumberland street, Brooklyn.
- 1026-25-S—120-08-120-10 Jamaica avenue, Richmond Hill, Borough of Queens.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 1142-25-S—1708-1716 Atlantic avenue, Brooklyn.
- 1035-25-S—122 West 29th street, Manhattan.
- 1036-25-S—131 Liberty street, Manhattan.
- 1072-25-S—209 East 39th street, Manhattan.
- 1179-25-S—1459 Third avenue, Manhattan.
- 1196-25-S—778-80 Sixth avenue and 69-77 West 44th street, Manhattan.
- 1235-25-S—697 Fifth avenue, Manhattan.
- 1272-25-S—66 West 47th street, Manhattan.

## APPEALS FROM ADMINISTRATIVE ORDERS.

*Tuesday, March 9, 1926, at 2 p. m.*

- 1175-24-A—628-642 West 45th street, Manhattan.
- 969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.
- 1172-25-A—4401 Bronx boulevard, The Bronx.
- 1180-25-A—450-8 19th street, Brooklyn.
- 1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, FEBRUARY 2, 1926.

Present: Chairman Walsh, Commissioners Connell and Guilfoyle.

### APPEALS FROM ADMINISTRATIVE ORDERS.

1136-25-A.

APPELLANT—Herbert K. Twitchell, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—350 Waverly avenue, Brooklyn.

### APPEARANCES—

For Appellant: Herbert K. Twitchell.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on request of appellant.

941-25-A.

APPELLANT—Theodore J. Groh, for Theodore E. Hergert, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.



# MINUTES

REMISES AFFECTED—422-430 East 53rd street, Manhattan.

## APPEARANCES—

For Appellant: James T. Hallihan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., on request of appellant's representative.

## BUILDING ZONE CASES.

20-25-BZ.

APPLICANT—John J. Dunnigan, for Folpad Realty Corp., owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

REMISES AFFECTED—Southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

## APPEARANCES—None.

ACTION OF BOARD—Chairman read written request for adjournment; application laid over to February 16, 1926, at 10 a. m.

57-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

REMISES AFFECTED—306-308 West 38th street, Manhattan.

## APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 9, 1926, at 10 a. m., on request of applicant's representative.

1-25-BZ.

APPLICANT—John M. Baker, for William Hirsh, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

REMISES AFFECTED—North side of Rockaway boulevard, 78 feet west of 90th street, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: John M. Baker and S. J. Burden.

For Opposition: Nicholas M. Pette, Robert Lindenbaum and others.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., on request of objectors' representative.

22-25-BZ.

APPLICANT—Daniel Luftman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the use of a restaurant on the basement floor of a building.

REMISES AFFECTED—72 East 108th street, Manhattan.

## APPEARANCES—

For Applicant: Daniel Luftman.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 9, 1926, at 10 a. m., on request of applicant (for final disposition).

808-25-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

PREMISES AFFECTED—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Charles E. Lewis.

For Opposition: John L. O'Brien.

ACTION OF BOARD—Application laid over to February 9, 1926, at 2 p. m., on request of applicant's representative.

599-25-BZ.

APPLICANT—Eugene De Rosa, for Maxlam Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.

PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th street, The Bronx.

## APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., on request of applicant's representative.

Adjourned 11.45 a. m. to meet in the afternoon at 2.30 o'clock.

Board reconvened at 2.30 p. m.

Present: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, January 26, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 26, 1926, were approved as printed in the Bulletin, No. 5, Vol. XI.

## APPEALS FROM ADMINISTRATIVE ORDERS.

1132-25-A.

APPELLANT—Edward P. Doyle, for Mary T. Yourell, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1687 Broadway, Manhattan.

## APPEARANCES—None.

ACTION OF BOARD—Appeal laid over to February 16, 1926, at 10 a. m., on written request of appellant.

715-25-A.

APPELLANT—George Dieringer, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—237 Central avenue, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Appellant: George Dieringer.

For Administration: Inspector Lynch of fire department.



# MINUTES

ACTION OF BOARD—Appeal laid over to February 9, 1926, at 2 p. m., for a full vote of the board.

583-25-A.

APPELLANT—Ferdinand Tannenbaum, for Brooklyn Cooperage Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—151-165 Kent avenue, Brooklyn.

APPEARANCES—

For Appellant: Henry F. Corcoran.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(583-25-A)

WHEREAS, Ferdinand Tannenbaum, for Brooklyn Cooperage Company, owner, filed, June 5, 1925, an appeal with the board of standards and appeals from an order of the fire commissioner, affecting premises 151-65 Kent avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 20, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, three stories in height, 100 ft. by 200 ft. in area. OCCUPIED: Manufacturing wooden boxes; 1st story, 10 persons; 2nd story, 20 persons; 3rd story, 2 persons; and

WHEREAS, the appellant claims the building is equipped with adequate exits; water pails and chemical extinguishers; a 2½ in. standpipe line connected with the city main; also a fire alarm box connected with the fire headquarters; he further contends that the building is under constant supervision during 24 hours of the day; and

WHEREAS, the appellant contends that the building will be demolished and discontinued on or before May 1, 1926.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the present occupancy shall be discontinued and building vacated on or before May 1, 1926.

1058-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Cleveland Duluth Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of East 136th street, from Locust to Walnut avenues, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(1058-25-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Cleveland Duluth Company, owner, filed, October 16, 1925, an appeal from an order of the fire commissioner, affecting premises on the south side of East 136th street from Locust avenue to Walnut avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 24, 1925 (Order No. 30510-LC), reads:

"2. Discontinue the use of gasoline in the same room or compartment where forge or torch is used.";

and  
WHEREAS, the building is frame, one story (43 ft. 6 in. top of roof truss) in height, 101 ft. by 350 ft. (approximately 35,000 square ft.) in area; OCCUPIED for storage and repair of contractor's equipment—cranes, hoists, tractors, etc., 25 persons; a garage (separated from the rest of the premises by brick walls), being located at the north west corner of the premises; and

WHEREAS, appellant contends that the maximum quantity of gasoline used on the premises is five gallons; that it is stored in an approved safety can, and that the gasoline (about one gallon at a time) is used in the tanks of machinery being tested subsequent to repairs.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than five (5) gallons of gasoline shall be maintained on the premises, restricted for use in mechanical testing of the machinery; that the gasoline shall be stored or maintained in an approved safety can located at the extreme front of the building on the Walnut street end and not more than one (1) gallon shall be distributed and in use throughout the premises at any one time.

1148-25-A.

APPELLANT—William Higginson, for Gowanus Realty Company, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—98-116 Second avenue, Brooklyn.

APPEARANCES—

For Appellant: Henry Kolb.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(1148-25-A)

WHEREAS, William Higginson, for Gowanus Realty Company, owner, filed, November 7, 1925, an appeal from a decision of the fire commissioner, affecting premises 98-116 Second avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered October 20, 1925 (N. B. 902-25), reads:

"You may file three (3) sets of duplicate cloth print for sprinkler system in above premises, but before the same may be finally approved you will be required to file plans for a standpipe system as the floor area exceeds 10,000, sq. feet, and have same examined and approved.";

and

WHEREAS, the building is non-fireproof, two stories (43 ft. 6 in.) in height, having a frontage of 125 ft. on 10th street, 200 ft. on Second avenue and 75 ft. on 9th street, an approximate area of 20,000 sq. ft. OCCUPIED: 1st story, bakery, 30 persons; 2nd story, factory, 14 persons; and



# MINUTES

HEREAS, appellant contends that the building is low light, has a frontage on three streets and an approved kler system has been installed.  
*solved*, that the decision of the fire commissioner be it hereby is *modified*, and the appeal be and it hereby *anted*, only so far as it affects the installation of the pipe system, *on condition* that the building shall be not ased in height, area or dimension, and be equipped ghout with an approved one-source sprinkler system.

23-A.  
ELLANT—Croker National Fire Prevention Engineering Company, for Sarah Craft, owner.  
JECT—Appeal from order of fire commissioner.  
MISES AFFECTED—50 New Bowery, Manhattan.  
EARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ION OF BOARD—Appeal granted on condition.  
DITIONS—As specified in resolution.

VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

E RESOLUTION:

(1102-23-A)

EREAS, Croker National Fire Prevention Engineering Company, for Sarah Craft, owner, filed, September 19, an appeal from an order of the fire commissioner, ng premises 50 New Bowery, Borough of Manhattan

EREAS, the order of the fire commissioner, dated August 10, 1923, reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout building \* \* \*";

EREAS, the building is non-fireproof, five stories in 30 ft. by 80 ft. in area at the 1st story and 30 ft. ft. in area above. OCCUPIED: 1st story, storage te glass, 2 persons; 2nd story, manufacture of office s, 4 persons; 3rd story, store room; 4th and 5th , vacant at present; and

EREAS, this case was denied by the board at the meet-ld on December 14, 1923, and reopened by the vote board on January 5, 1926; and

EREAS, appellant contends that the burlap bag occu-on the upper four stories of the building, has va-the premises and that the existing uses are not haz-; and

EREAS, the former basis of the order (combustible oc-y) having been discontinued.

*solved*, that the order of the fire commissioner be and by is *modified*, and the appeal be and it hereby is *on condition* that there shall be no highly com- occupancy in any part of the building.

## BUILDING ZONE CASES.

-BZ.  
ICANT—Henry J. Nurick, for Cobrink Furniture Co., lessee.

ECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the conversion of occupancy of a building used as a church to a warehouse.

ISES AFFECTED—338 Eighth street, Brooklyn.  
ARANCES—

For Applicant: Henry J. Nurick, applicant, and John H. McCooey, Jr., representing lessee.  
For Opposition: James Gray, Gustav Lange,

Jr., Harry Bloomberg and Morris G. Kantrowitz.

ACTION OF BOARD—Application withdrawn.  
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

1067-25-BZ.

APPLICANT—John A. Sharp, for J. A. S. Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Broadway, 327 feet north of West 240th street, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(1067-25-BZ)

WHEREAS, John A. Sharp, for J. A. S. Realty Corporation, owner, filed, October 20, 1925, an application, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of Broadway, 327 ft. north of West 240th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals at its regular meeting February 2, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business and residence district; 240th street is in an unrestricted and a residence district, and that 242nd street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 11, 1925, reads:

"1. Proposed erection of a public garage for more than five motor vehicles contrary to Section 4, Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story and basement in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the zoning resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of one story above grade; that the entire front of the structure for a depth of 32 ft., other than vehicular entrances located at the southerly end of the structure, shall be maintained and operated as stores



# MINUTES

for retail mercantile use; that the store use shall be separated from the garage area by terra cotta partitions of not less than 4 in. in thickness, unpierced; that the gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished in face brick, panel design, with architectural terra cotta or stone trimmings; that there shall be no roof signs erected or maintained on the premises; that there shall be no portable gasoline equipment maintained outside of the structure; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building erected within eighteen months from the date of this action.

1098-25-BZ.

APPLICANT—F. S. McGowan, for O. L. Williams Realty Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of East 242nd street and White Plains road, The Bronx.

APPEARANCES—

For Applicant: F. S. McGowan.

For Opposition: Mrs. Brandon, August Kimmarle, J. A. Holahan, Thomas Poltacks and F. W. Eggert.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon 4

Absent: Commissioner Holland .....

THE RESOLUTION:

(1098-25-BZ)

WHEREAS, F. S. McGowan, for O. L. Williams Realty Company, Inc., owner, filed, October 26, 1925, an application, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains road and East 242nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals at its regular meeting February 2, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains road is in a business district; that 242nd street is in a residence district, and that 243rd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 2, 1925, reads:

"1. Erection or extension of a gasoline station in a business district is contrary to the resolutions adopted by the Board of Estimate on June 12th, 1925.";

and

WHEREAS, the proposed building is of steel (metal) construction, one story in height, with a frontage of 16 ft. and a depth of 10 ft.; to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

970-25-BZ.

APPLICANT—Henry J. Nurick, for Herman Weinberg, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-e of the building zone resolution, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—803-811 DeKalb avenue Brooklyn.

APPEARANCES—

For Applicant: Joseph J. Dreyer and Henry Nurick.

For Opposition: B. H. Ratzkin, Mrs. Dorothy Shusterman, et al.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....

Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon.....

Absent: Commissioner Holland .....

THE RESOLUTION:

(970-25-BZ)

WHEREAS, Henry J. Nurick, for Herman Weinberg, owner, filed, September 18, 1925, an application, under the building zone resolution, to permit in a business district the addition of a second story to an existing one-story garage for the storage of more than five motor vehicles on premises 803-811 DeKalb avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals at its regular meeting February 2, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that DeKalb avenue is in a business district and Pulaski street is in a residence district and

WHEREAS, the decision of the superintendent of buildings rendered June 30, 1925, reads:

"1. Proposal to add additional story to existing one-story garage in a business district contrary to Zoning Resolution, Art. II, Sec. 4a (15) and Sec. 6.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 95 ft. and a depth of 100 ft.; to be occupied as a garage; and

WHEREAS, applicant, under section 7e of the zoning resolution, applied for an extension of an existing prohibited use and the board concluded that denial of the extension application would entail neither practical difficulty nor unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

## AREAS FIXED.

(1168-25-BZ)

The chairman presented and read a communication from James A. Boyle, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 140-144 Devoe street, Brooklyn.

The following area was approved by the board:

Both sides of Devoe street from a point 100 ft. west of Manhattan avenue to a point 400 ft. east of proposed garage; the east side of Manhattan avenue from Ainslie street to Devoe street; also the north side of Ainslie street from Manhattan avenue to a point 295 ft. east of Manhattan avenue.

(1253-25-BZ)

The chairman presented and read a communication from John J. Dunnigan, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a stable; premises 2131- White Plains avenue, The Bronx.

The following area was approved by the board:

Both sides of Lydig avenue from Bronx Park East to a point 400 ft. east of proposed building; also both sides of White Plains avenue from a point 200 ft. south of Lydig avenue to a point 400 ft. north of premises in question.

Adjourned 4 p. m.

WILLIAM J. O'GORMAN, *Secretary*.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, FEBRUARY 2, 1926.  
Present: Chairman Walsh, Commissioners Connell  
Guilfoyle and Chief Kenlon.

Petitions and matters scheduled for public hearing of regular afternoon session were laid over to February 23, 1926, at 2 p. m.

Meeting convened at 4 p. m. and adjourned at 4.10 p. m.  
WILLIAM J. O'GORMAN, Secretary.

# MINUTES

### \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held Tuesday, January 26, 1926, as they appeared in Bulletin No. 5, Vol. XI, are hereby corrected and read as follows:

1112-25-A.

APPELLANT—The United States Printing & Lithograph Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—83-101 North Third street and 209-219 Wythe avenue, Brooklyn.

APPEARANCES—

For Appellant: Lucille Bunzil.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1112-25-A)

WHEREAS, The United States Printing & Lithograph Co., owner, filed, October 28, 1925, an appeal from an order of fire commissioner, affecting premises 83-101 North 3rd street and 209-219 Wythe avenue, Borough of Brooklyn; and WHEREAS, the order of the fire commissioner, dated October 2, 1925, reads (Order No. 85864-F):

Correction—Number "210" changed to "219" in line 4 of resolution.

"1. Install a standpipe system with risers 4 inches in diameter in Building No. 2, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building, known as Building No. 2, is one of three, separated from each other by fore and aft walls, with fireproof horizontal exits therein on each story. Building No. 2 is non-fireproof, five stories (approximately 80 ft.) in height, 97 ft. 4 in. by 125 ft. (approximately 12,000 sq. ft.) in area; OCCUPIED as a printing and lithographing establishment, a total occupancy of 99 persons in entire building; EQUIPPED with a two-source automatic sprinkler system, supplied by two 30,000 gallon gravity tanks and also with a fire pump connected to a 60,000 gallon reserve tank; and

WHEREAS, appellant contends that the building is amply provided with fire extinguishing appliances and also with exits.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be not increased in height, area or dimension and that the floor areas as now subdivided, with a continuous bearing wall of approved masonry from cellar to roof shall be maintained, any openings therein to be equipped with fireproof self-closing doors; that a two (2) source sprinkler system shall be maintained, and granted only so long as conditions as to occupancy and use shall remain substantially unchanged.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

Resolved Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.

WHEREAS, the board of appeals, at its regular meeting December 16, 1919, unanimously rescinded an opinion tentatively expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ( $1/200$ ) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $7/8$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $1/4$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $1/2$ ) inch plaster boards, or three-eighths ( $3/8$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $1/4$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors, shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed with fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Where necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered on both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered on both sides with seven-eighths ( $7/8$ ) inch wood sheathing, one-half ( $1/2$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered on both sides with seven-eighths ( $7/8$ ) inch wood sheathing, two thicknesses of one-quarter ( $1/4$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solid between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partition covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# FUEL OIL RULES

## CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS.

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, and January 18, 1924.

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

### GRADE A FUEL OIL.

## Rule 2. Manner of Storage for Grade A Fuel Oil.

Fuel oil, to be used for commercial, heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

## Rule 3. General Location of Tanks for Grade A Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

## Rule 4. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

### Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions.



# FUEL OIL RULES

Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 5. Material and Construction of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or bars.

these members should not be spaced greater than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

### Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 5.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more



# FUEL OIL RULES

than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 60 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall be break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full strength of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 6 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

### Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Grade A Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.



# FUEL OIL RULES

## Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

## Section 3. Tests for Piping.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

## Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) Fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the

same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.



# FUEL OIL RULES

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than (10) feet above the pump or pumps.

## Rule 12. Burners for Grade A Fuel Oil

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals.

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently placed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in system until after a permit has been issued by the Police Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.

## GRADE B FUEL OIL.

## Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes when stored, shall be at all times contained in closed storage tanks.

## Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.

## Rule 22. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

## Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).

## Rule 25. Piping for Grade B Fuel Oil.

### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected.



# FUEL OIL RULES

nected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

## Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

## Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

## Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

## Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

## Rule 26. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) See Rule 9 (a) for construction of valves.

(c) A remote control for shutting off the supply of oil to the burners shall be provided.

(d) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure.

## Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.

## Rule 28. Pilot Light.

Automatic systems shall be so designed that the flame cannot be extinguished by operation of the automatic control valve. A pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

## Rule 29. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 30. Fire Protection.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster board or other approved incombustible material. Above the

furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal, or three-fourths ( $\frac{3}{4}$ ) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 31. Instruction Cards.

See Rule 14.

## Rule 32. Installation.

See Rule 16.

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

## Rule 34. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 35. Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

WILLIAM E. WALSH, *Chairman.*

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## FIRE ESCAPE RULES

ADOPTED JULY 2, 1918; CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924; CAL. NO. 414-24-SR.

**Rule 1.** In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) in. mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if the steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto.

(c) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

**Rule 2.** A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

**Rule 3.** When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) **Fire Escapes.**—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) **Interior Stairways.**—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) **Exterior Screened Stairways.**—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) **Horizontal Bridges.**—Horizontal bridges and party wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.

WILLIAM E. WALSH, *Chairman.*

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1 $\frac{1}{2}$ -3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2 $\frac{1}{2}$ -5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS. APPEALS FROM ADMINISTRATIVE ORDERS.

The forty-eight pier cases listed herewith were laid over, pending decision by the Supreme Court on a test case.

### PIER CASES.

- 480-19-A—Piers 4 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 594-19-A—Pier 8, North River, Manhattan.
- 595-19-A—Pier 44, East River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 890-19-A—Pier 70, East River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.
- 31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
- 265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
- 266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
- 267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.
- 268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
- 269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.
- 270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
- 271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
- 272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
- 273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
- 318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
- 352-20-A—Pier 3, Wallabout basin, foot of Washington and E streets, Brooklyn.
- 353-20-A—Pier 2, Wallabout basin, foot of Washington and F streets, Brooklyn.
- 383-20-A—Pier 20, East River Manhattan.
- 420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.
- 421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
- 422-20-A—Pier 29, foot of Harrison street Brooklyn.

- 423-20-A—Pier 32, foot of Degraw street, Brooklyn.
- 471-20-A—Pier between North 4th and 5th streets, Brooklyn.
- 907-21-A—East side South street, foot of Dover street, Manhattan.
- 1205-21-A—Pier No. 21, East River, east side South street, foot of Dover street, Manhattan.
- 1302-21-A—Pier 15, East River, Manhattan.
- 1541-21-A—Pier 3, between Main and Dock streets, Brooklyn.
- 1542-21-A—Pier 3, between Main and Dock Streets, Brooklyn.
- 1543-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1544-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1545-21-A—Pier 2, between Main and Dock streets, Brooklyn.

## BOARD OF STANDARDS AND APPEALS APPLIANCES SUBMITTED FOR APPROVAL

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connection, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.
- 1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 23-SA—Cornell Falat Oil Burner, approval of.
- 23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 23-SA—Automatic Gas Shut-Off, approval of.
- 23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 23-SA—Domestic Fuel Oil Burner, approval of.
- 23-SA—Lewis Oil Burner, approval of.
- 23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 23-SA—Hydro Carbon Oil Burner, approval of.
- 23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 23-SA—Ziegler Oil Burner, approval of.
- 23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 23-SA—National Light Service Oil Pump, approval of.
- 23-SA—Heatiator Oil Burner, approval of.
- 23-SA—Worthington Oil Burner, approval of.
- 23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 23-SA—Kerrihard Oil Burner, approval of.
- 23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 23-SA—Universal G. P. O. Burner, approval of.
- 23-SA—Newport Rotary Oil Burner, approval of.
- 23-SA—Lillibridge Oil Vapor Burner, approval of.
- 23-SA—Apex Gas Cut-Off Valve, approval of.
- 24-SA—Sherman Oil Burner, approval of.
- 24-SA—Universe Oil Burner, approval of.
- 24-SA—Koaless Oil Burner, approval of.
- 24-SA—Sure Heat Automatic Oil Burner, approval of.
- 24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 24-SA—Kinney Rotating Plunger Pump, approval of.
- 24-SA—Climax Oil Burner, approval of.
- 24-SA—Marvel Oil Burner, approval of.
- 24-SA—Simplex Mechanical Oil Burner, approval of.
- 24-SA—Petro Mechanical Burner and Air Register, approval of.
- 24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 24-SA—Heymsfield Low Pressure Burner, approval of.
- 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Syphone Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 887-25-SA—Moussette Oil Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.
- 1060-25-SA—Rotary Pressure Pump, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.



# ANNUAL REPORT

## CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN  
MUNICIPAL BUILDING

February 2, 1926.

HON. JAMES J. WALKER,  
Mayor, New York City.

Sir:—I have the honor to submit for your information the annual report of the Board of Standards and Appeals, for the year ending December 31, 1925, which is set forth as follows:

### CASES FILED AND PENDING, 1925.

#### FOURTH QUARTER.

Appeals from Administrative Orders .....	120.
Applications under Building Zone Resolution .....	98
Petitions for Variation of Labor Law .....	111
Petitions for Approval of Appliances and Materials .....	19
Petitions for Adoption of Rules .....	0
Reopened and Restored to Calendar .....	8
Miscellaneous Docket .....	94
Cases filed, restored, etc., 4th Quarter .....	450
Cases filed, restored, etc., 3rd Quarter .....	341
Cases filed, restored, etc., 2nd Quarter .....	441
Cases filed, restored, etc., 1st Quarter .....	453
Cases pending December 31, 1924 .....	598
Total cases filed and pending up to and including December 31, 1925 .....	2283

### SUMMARY.

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1924 .....	598	Withdrawn .....	1
Cases filed up to and including December 31, 1925 .....	1350	Dismissed .....	1
Restored to calendar .....	60	Denied .....	2
		Granted .....	7
		Granted on condition .....	7
		Appliances approved .....	1
		Appliances dismissed, disapproved or withdrawn .....	1
		Rules approved .....	1
		Rules disapproved or rescinded .....	1
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen .....	148	Requests to reopen granted .....	1
Requests to amend .....	6	Requests to reopen denied .....	1
Requests for modification .....	48	Requests to amend granted .....	1
Requests to rescind .....	1	Requests to amend denied .....	1
Requests for extension of time .....	18	Requests for modification granted .....	1
Requests for extension of permit .....	30	Requests for modification denied .....	1
Requests for mechanical installations .....	1	Requests to rescind granted .....	1
Requests for approval of plans .....	13	Requests to rescind denied .....	1
Administrative requests .....	7	Requests for extension of time granted .....	1
Requests for interpretation .....	3	Requests for extension of time denied .....	1
		Requests for extension of permit granted .....	1
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	1
		Plans approved .....	1
		Plans disapproved .....	1
		Administrative requests granted .....	1
		Administrative requests denied or withdrawn .....	1
		Interpretations .....	1
		Requests withdrawn or dismissed .....	1
Total .....	2283	Total .....	10
Disposed of .....	1540		
Cases pending December 31, 1925 .....	743		



# ANNUAL REPORT

## MEETINGS AND INSPECTIONS OF THE BOARD.

### MEETINGS.

First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total
27	75	13	30	95

### INSPECTIONS.

First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total
6	11	4	19	40

## CASES DISPOSED OF BY THE BOARD.

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Grand Total
Appeals from Administrative Orders .....	147	136	52	179	514
Applications under Building Zone Resolution .....	130	103	56	143	432
Petitions for Variation of Labor Law .....	68	68	19	131	286
Petitions for Approval of Appliances and Materials ....	3	13	5	12	33
Petitions for Adoption of Rules .....	0	0	0	0	0
Miscellaneous Applications .....	78	82	21	94	275
Total disposed of .....	426	402	153	559	1540
Cases pending December 31, 1925 .....					743

## CASES PENDING BEGINNING OF FIRST QUARTER 1926.

Appeals from Administrative Orders .....	234
Applications under Building Zone Resolution .....	157
Petitions for Variation of Labor Law .....	218
Petitions for Approval of Appliances .....	133
Petitions for Adoption of Rules .....	1
Total .....	743

## MONEYS RECEIVED.

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Grand Total
Subscriptions to Bulletin .....	\$305.00	\$300.00	\$147.50	\$205.00	\$957.50
Cash Sales of Bulletin .....	18.25	21.50	10.43	19.35	69.53
Total (Paid to Chamberlain) .....	\$323.25	\$321.50	\$157.93	\$224.35	\$1,027.03

## REVIEW (1916 TO 1925).

Year	Cases Filed	Requests Filed	Pending Previous Year	Total to Dis- pose of	Disposed of as Follows:						Pending Dec. 31st
					With- drawn	Dis- missed	Cases Denied	Granted etc.	Request Actions	Total Cases	
1916	502	32	0	534	39	64	59	204	32	398	136
1917	2620	35	136	2791	291	154	241	838	35	1559	1232
1918	1734	160	1232	3126	803	666	418	1009	160	3056	70
1919	1005	73	70	1148	105	47	271	594	41	1058	90
1920	793	114	90	997	84	100	233	457	33	907	90
1921	1720	176	90	1986	102	296	337	827	35	1597	389
1922	1575	405	389	2369	171	195	262	1025	281	1934	435
1923	1562	308	435	2305	149	189	193	928	219	1678	627
1924	1540	415	627	2582	173	194	290	1003	324	1984	598
1925	1350	335	598	2283	140	129	203	793	275	1540	743
Total	14401	2053	3667	20121	2057	2034	2507	7678	1435	15711	4410

Respectfully submitted,  
WILLIAM E. WALSH, *Chairman.*



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including February 3, 1926 .....	100
Restored to calendar .....	4

MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	14
Requests to amend .....	3
Requests for modification .....	4
Requests to rescind .....	0
Requests for extension of time .....	0
Requests for extension of permit .....	2
Requests for mechanical installations .....	0
Requests for approval of plans .....	2
Administrative requests .....	0
Requests for interpretation .....	0
Total .....	872
Disposed of .....	164
Cases pending February 3, 1926 .....	708

DISPOSITION OF CASES.	
Withdrawn .....	10
Dismissed .....	2
Denied .....	37
Granted .....	0
Granted on condition .....	89
Appliances approved .....	0
Appliances dismissed, disapproved or withdrawn.....	1
Rules approved .....	0
Rules disapproved or rescinded .....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	13
Requests to reopen denied .....	1
Requests to amend granted .....	3
Requests to amend denied .....	0
Requests for modification granted .....	4
Requests for modification denied .....	0
Requests to rescind granted .....	0
Requests to rescind denied .....	0
Requests for extension of time granted .....	0
Requests for extension of time denied .....	0
Requests for extension of permit granted .....	2
Requests for extension of permit denied .....	0
Requests to install granted .....	0
Requests to install denied .....	0
Plans approved .....	2
Plans disapproved .....	0
Administrative requests granted .....	0
Administrative requests denied or withdrawn .....	0
Interpretations .....	0
Requests withdrawn or dismissed .....	0

Total ..... 164

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name .....  
Street .....  
P. O. ....

My subscription is to begin with the issue for....., 1926.



## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 7

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 DIRECTORY

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 BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

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 PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

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 HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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 CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 16, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 23, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

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 NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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 CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, February 9, 1926, at 10 a. m.

Minutes of Regular Meeting, February 9, 1926, at 2 p. m.

Reserve Calendar.

Rules.

Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending February 10, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
113-26-SA.....	F.D. ....	Orr Fuel Oil Burner. Appliance.
112-26-S.....	F.D. ....	199-201 Greene st., Man. L. D. 89933.
111-26-SA.....	F.D. ....	Gem Oil Burner. Appliance.
110-26-S.....	F.D. ....	14-28 10th st., L. I. City, Q. L. C. 1105.
109-26-S.....	B.B.M. ..	13 W. 36th st., Man. Decision.
108-26-BZ.....	B.B.M. ..	4915-4923 Broadway, Man. N. B. 15-1926.
107-26-BZ.....	B.B.B. ...	1009-1015 Liberty ave., Bklyn. Applic. 782-1924.
106-26-S.....	B.B.M. ..	29 Mangin st., Man. Alt. 2001-1925.
105-26-S.....	H.D. ....	435 Metropolitan ave., Bklyn. Sanitary Certificate.
104-26-A.....	B.B.Bx. .	1501-1505 Shakespeare ave., Bx. N. B. 1790-1925.
103-26-S.....	B.B.M. ..	75 W. 71st st., Man. N. B. 244-1925.
102-26-A.....	F.D. ....	288-292 Flatbush ave., Bklyn. N. B. 1462-1925.
101-26-BZ.....	B.B.B. ...	1575-1583 60th st., Bklyn. Applic. 1359-1926.

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR.

TUESDAY, FEBRUARY 16, 1926, AT 2 P. M.

*Building Zone Cases.*

924-26-BZ.  
APPLICANT—Goodhue Livingston, for Empire City Savings Bank, owner.  
PREMISES—219-231 West 125th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT the omission of a lawful rear yard as provided for in section 17 of the building zone resolution.

1102-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

PREMISES—50 Avenue U, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house.

1101-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

PREMISES—54 Avenue U, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the proposed alteration and maintenance of a building to be used as a wet wash laundry.

1137-25-BZ.

APPLICANT—Deutsch & Schneider, for Alice Jones, owner.

PREMISES—53 East 60th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and also the change of occupancy, from a residence to a business use, of the basement and 1st story of an existing building occupied as a dwelling.

1147-25-BZ.

APPLICANT—Charles P. Cannella, for Julia Wyckoff, Ella Wyckoff and Adelaide E. Wyckoff, owners.

PREMISES—436-446 New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1192-25-BZ.

APPLICANT—John M. Baker, for Frank W. Bruns, owner.

PREMISES—Northeast corner of 166th street (Bergen avenue) and 90th avenue (North 1st street), Jamaica, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles.

FEBRUARY 16, 1926, 10 A. M.

*Appeals from Administrative Orders.*

350-25-A—637 Broadway, Manhattan.

388-25-A—641 Broadway, Manhattan.

278-25-A—280 Broadway, Manhattan.

1132-25-A—1687 Broadway, Manhattan.

539-25-A—210 Fifth avenue, Manhattan.

733-25-A—319-321 East 53rd street, Manhattan.

909-25-A—56 West 46th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*



# CALENDAR

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

AL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooey and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

AL. NO. 1018-25-BZ—Application, October 5, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George Potts, owner, to permit in a residence district the erection of a garage for more than five (5) motor vehicles; premises 120-130 Terrace place, Brooklyn.

AL. NO. 855-25-BZ—Application, August 26, 1925, under section 21 of the building zone resolution, of Max Geidel and Ernest Henke, applicants, on behalf of Ernest Henke and Henrietta Geidel, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station; premises southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

AL. NO. 982-25-BZ—Application, September 23, 1925, under section 21 of the building zone resolution, of Jacob Katz, applicant, on behalf of Highway Development Company, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side of Kings highway, 406.34 ft. north of Foster avenue, Brooklyn.

AL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

AL. NO. 979-25-BZ—Application, September 22, 1925, under sections 21 and 7g of the building zone resolution, of McCooey & Conroy, applicants, on behalf of A. E. DeBaun, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 144-18 Hillside avenue, Jamaica, Borough of Queens.

AL. NO. 1164-25-BZ—Application, November 12, 1925, under sections 7c and 21 of the building zone resolution, of Logan Billingsley, appli-

cant, on behalf of Jerome Avenue Exhibition Company, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises west side of Jerome avenue, 144 ft. north of East 176th street, The Bronx.

CAL. NO. 1213-25-BZ—Application, November 23, 1925, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, consulting engineer, for Isidore Resnikoff, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Brooklyn.

CAL. NO. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 16, 1926, 2 P. M.

*Petitions for Variations.*

748-25-S—380 South street and 341-345 Front street, Manhattan.

898-25-S—215-217 West 40th street, Manhattan.

971-25-S—142-146 West 24th street, Manhattan.

1024-25-S—336-338 West 25th street, Manhattan.

1126-25-S—330 West 34th street, Manhattan.

913-25-S—1424-1444 Broadway, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

664-25-S—240-246 West 35th street, Manhattan.

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

1221-25-S—257-267 West 39th street, Manhattan.

70-26-S—15 West 56th street and 14 West 57th street, Manhattan.

*Appliance Submitted for Approval.*

985-25-SA—Amdyco Foam Fire Extinguisher, approval of.



# CALENDAR

## CALL OF CLERK'S CALENDAR.

TUESDAY, FEBRUARY 23, 1926, AT 2 P. M.

### *Building Zone Cases.*

977-25-BZ.

APPLICANT—Emil Guterman, for Michael De Stefen, owner.

PREMISES—Northwest corner of Roosevelt avenue and 63rd street, Woodside, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1059-25-BZ.

APPLICANT—Eugene De Rosa, for Hamford Realty Corp., owner.

PREMISES—West side of Jerome avenue, 100 ft. south of 190th street, The Bronx.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT the extension from a business district into a residence district of a proposed building to be used as a theatre.

1149-25-BZ.

APPLICANT—Henry Vollmer, Jr., for Jamaica Water Supply Co., owner.

PREMISES—21401 89th street, Queens Village, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used as a water supply pumping station.

1153-25-BZ.

APPLICANT—Herbert S. Martin, for Ambassador Hotel Corp., owner.

PREMISES—341-351 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a business use.

1183-25-BZ.

APPLICANT—John De Hart, for Arof Holding Co., Inc., owner.

PREMISES—1842-44 Seventh avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from a residence use to a business use.

1187-25-BZ.

APPLICANT—Edward P. Doyle, for Knickerbocker Ice Co., owner.

PREMISES—478-490 West 185th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1198-25-BZ.

APPLICANT—Euell & Euell, for Gaetano Pappalardo, owner.

PREMISES—398 Audubon avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy of the basement and 1st story of a dwelling to a business use.

1297-25-BZ.

APPLICANT—John H. Friend, for Schlatter Embroidery Co., owner.

PREMISES—911 Longfellow avenue, The Bronx.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913.

1282-25-BZ.

APPLICANT—William F. Doyle, for Realty Construction Co., owner.

PREMISES—307-309 Seventh avenue and 150-160 West 28th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district on one street front, the erection of the street walls to a height in excess of the requirements of the building zone resolution.

FEBRUARY 23, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

334-25-A—178-192 Sullivan street, Brooklyn.

983-25-A—2-24 Cumberland street, Brooklyn.

1086-25-A—102 West 101st street, Manhattan.

1089-25-A—16 West 45th street, Manhattan.

1107-25-A—526 West 113th street, Manhattan.

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1105-25-A—894-900 Broadway, Manhattan.

1109-25-A—8746 123rd street, Richmond Hill, Borough of Queens.

1158-25-A—South side of Jackson avenue, between Hulst street and Harold avenue, Long Island City, Borough of Queens.

1202-25-A—315-319 East 47th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 23, 1926, at 10 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant on behalf of Carmine Dargenio, owner to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5)



# CALENDAR

motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

CAL. NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

CAL. NO. 1291-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of Schwartz and Gross, architects on behalf of 22 East 76th Street, Inc., owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 20-28 East 76th street, Manhattan.

CAL. NO. 1292-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Martin W. Teichman, owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 307-17 West 38th street, Manhattan.

CAL. NO. 923-25-BZ—Application, September 10, 1925, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Peter Rinelli, owner, to permit in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story; premises southeast corner of Bay parkway and 85th street, Brooklyn.

CAL. NO. 776-25-BZ—Application, July 27, 1925, under sections 7b and 21 of the building zone resolution, of Burke and Olsen, architects, on behalf of Edward B. Sweeney, owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 401 Schenectady avenue, Brooklyn.

CAL. NO. 942-25-BZ—Application, September 14, 1925, under section 21 of the building zone resolution, of Julius Hochman, applicant, on behalf of Adelaide Kopf and Henry Dreyer, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1630-1636 Bergen street, Brooklyn.

CAL. NO. 1013-25-BZ—Application, October 2, 1925, under sections 7g and 21 of the building zone resolution, of George F. Rohe, applicant and owner, Ryan Sales and Service, lessee, to permit the erection and extension from a business into a residence district of a proposed basement story of a garage (permission to erect same as a one-story was granted by the board under Cal. No. 166-20-BZ); premises south side of Northern boulevard, 225 ft. east of Gardiner street, Bayside, Borough of Queens.

CAL. NO. 1039-25-BZ—Application, October 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Mosholu Building Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for stores; premises 188-196 Audubon avenue, southwest corner of West 175th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## FEBRUARY 23, 1926, 2 P. M.

### *Petitions for Variations.*

691-25-S—119-121 West 23rd street, Manhattan.

833-25-S—226 East 144th street, The Bronx.

988-25-S—385 Madison avenue, Manhattan.

992-25-S—14-20 Centre street, Brooklyn.

1095-25-S—142 West 23rd street, Manhattan.

1103-25-S—14-16 East 38th street, Manhattan.

1108-25-S—160-162 Berry street, Brooklyn.

1110-25-S—602 Madison avenue, Manhattan.

1122-25-S—570-576 Seventh avenue, Manhattan.

1146-25-S—414-416 West Broadway, Manhattan.

973-25-S—513-519 West 58th street, Manhattan.

1012-25-S—42-44 West 39th street, Manhattan.

198-25-S—566-568 Seventh avenue, Manhattan.

18-24-S—14-16 East 38th street, Manhattan.

1090-25-S—16 West 45th street, Manhattan.

103-26-S—71-75 West street, Manhattan.

109-26-S—13 West 36th street, Manhattan.

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

880-25-S—254-258 West 35th street, Manhattan.

967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.

### *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

### *Appliances Submitted for Approval.*

951-25-SA—Sword Automatic Oil Burner, approval of.

836-25-SA—National Rotary Oil Burner, approval of.

1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.

1133-25-SA—Goulds Hand Rotary Pump, approval of.



# CALENDAR

**MARCH 2, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.  
 424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.  
 524-25-A—134 West 23rd street, Manhattan.  
 525-25-A—146 West 23rd street, Manhattan.  
 526-25-A—153 West 21st street, Manhattan.  
 507-25-A—60 Grand street, Manhattan.  
 508-25-A—64 Grand street, Manhattan.  
 624-25-A—18-20 Wooster street, Manhattan.  
 1159-25-A—43-47 West 16th street, Manhattan.  
 1219-25-A—207 East 51st street, Manhattan.  
 1222-25-A—490 Henry street, Brooklyn.  
 1224-25-A—43-47 West 16th street, Manhattan.  
 1165-25-A—35 Sixth avenue, Manhattan.

*Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 2, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**MARCH 2, 1926, 2 P. M.**

*Petitions for Variations.*

- 892-25-S—56 West 46th street, Manhattan.  
 984-25-S—2-24 Cumberland street, Brooklyn.  
 1026-25-S—120-08-120-10 Jamaica avenue, Richmond Hill, Borough of Queens.  
 1121-25-S—130-132 West 25th street, Manhattan.  
 1142-25-S—1708-1716 Atlantic avenue, Brooklyn.  
 1035-25-S—122 West 29th street, Manhattan.  
 1036-25-S—131 Liberty street, Manhattan.  
 1072-25-S—209 East 39th street, Manhattan.  
 1179-25-S—1459 Third avenue, Manhattan.  
 1196-25-S—778-80 Sixth avenue and 69-77 West 44th street, Manhattan.

- 1235-25-S—697 Fifth avenue, Manhattan.  
 1272-25-S—66 West 47th street, Manhattan.  
 1181-25-S—186-188 Franklin street, Manhattan.  
 1088-25-S—221-223 West 37th street, Manhattan.  
 1185-25-S—121 Chambers street and 103 Reade street, Manhattan.  
 1186-25-S—41-45 Washington avenue, Brooklyn.  
 1156-25-S—401-405 East 91st street, Manhattan.

*Appliances Submitted for Approval.*

- 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.

**MARCH 9, 1926, 10 A. M.**

*Appeal from Administrative Order.*

- 764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

**MARCH 9, 1926, 2 P. M.**

*Appeals from Administrative Orders.*

- 1175-24-A—628-642 West 45th street, Manhattan.  
 969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.  
 1172-25-A—4401 Bronx boulevard, The Bronx.  
 1180-25-A—450-8 19th street, Brooklyn.  
 1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

**MARCH 16, 1926, 10 A. M.**

*Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 16, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, FEBRUARY 9, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, February 2, 1926, and the minutes of the regular meeting, held on Tuesday afternoon, February 2, 1926, were approved as printed in the Bulletin, No. 6, Vol. XI.

APPEALS FROM ADMINISTRATIVE ORDERS.  
 1097-25-A.

APPELLANT—Tengis Realty Co., Inc., owner.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—81 West 118th street, Manhattan.

APPEARANCES—None.



# MINUTES

ACTION OF BOARD—Chairman read request to withdraw; appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

723-25-A.

APPELLANT—California Exterminating Co., Inc.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—302 West 127th street, Manhattan.

## APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(723-25-A)

WHEREAS, Max Lewy, president California Exterminating Co., Inc., for Est. of John J. Hallahan, owner, filed, July 8, 1925, an appeal from the order of the fire commissioner, affecting premises No. 302 West 127th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 13, 1925, reads (Order No. 29953-LC):

“Referring to your application dated March 21, 1925, for a permit to manufacture a combustible mixture at the foregoing address, I regret to inform you that your application for such permit is disapproved, inasmuch as the occupancy of this building is such that the manufacture of a combustible mixture is prohibited by the Code of Ordinances.

“You are therefore hereby ordered to

“1. Discontinue the manufacture of a combustible mixture on these premises.”;

and

WHEREAS, the building is non-fireproof, one story in height, 26 ft. 6 in. by 49 ft. 11 in. in area; OCCUPIED as a garage for the storage of three motor vehicles and also two stores, appellant occupying the store located in the northwest portion of the premises for the storage and sale of insecticides; and

WHEREAS, appellant contends that there is no gasoline storage (in re: the garage use) excepting that in the tanks of the cars; that the store in question is separated from the garage portion of the building by unpierced brick walls, 8 in. thick, metal lined on the store side; that the ceiling of the store is metal lined, and proposes to reduce the storage of combustible mixtures on the premises to 25 gals. of kerosene, 1 bbl. kerosene substitute, 18 lbs. sulphuric acid, and other essential oils to an amount of 25 lbs.; and

WHEREAS, at the public hearing the appellant or his representative did not appear; and

WHEREAS, the fire department representative stated that appellant had told him that he intended to withdraw his appeal.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

475-25-A.

APPELLANT—Nathan A. Krischer, for Mollie R. Krischer, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—4077-4085 Park avenue, The Bronx.

## APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(475-25-A)

WHEREAS, Nathan A. Krischer, for Mollie R. Krischer, owner, filed, May 6, 1925, an appeal from an order of the fire commissioner, affecting premises 4077-4085 Park avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 7, 1925, reads (Order No. 75313-LF):

“2. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at north and west sides of building, or other approved protection, as per Sec. 375 Article 18, Chapter 5 of the Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof, five stories and basement in height, 100 ft. by 80 ft. in area. OCCUPIED: Basement, iron shop, 18 persons; 1st, 2nd and 5th stories, vacant; 3rd story, locksmith, 3 persons; 4th story, radio parts, 6 persons; and

WHEREAS, the appellant claims that there are 27 windows on the west side and 32 windows on the north side affected by Order No. 75313-LF, Item 2; that the board of review granted a modification to a similar order on condition that the windows in the two-story building adjoining at west be bricked up, which work was done; and

WHEREAS, at the public hearing, the fire department representative refuted the statement as to a board of review action.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows in westerly wall other than the three (3) windows from the north end and the windows on the course of fire escape and on the stairhall, *on condition* and only so long as the easterly wall of the adjoining exposure to the west is unpierced; the order shall be complied with in all other respects.

949-25-A.

APPELLANT—John Cox, Jr., for Clark Equipment Co., Inc., lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—109-115 West End avenue, Manhattan.

## APPEARANCES—

For Appellant: John Cox, Jr.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0



# MINUTES

## THE RESOLUTION:

(949-25-A)

WHEREAS, Clark Equipment Co., Inc., lessee, filed, September 15, 1925, an appeal from the decision of the fire commissioner, affecting premises No. 109-115 West End avenue, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated September 11, 1925, reads:

"2. Furnace room should be separated from the remainder of the building by 8 in. of solid masonry, unpierced by any openings, must have direct entrance from exterior only.

"4. Tanks must be buried and encased in 12 in. of stone concrete.";

and

WHEREAS, the building is fireproof, two stories in height, 100 ft. 5 in. by 100 ft. in area, a furnace room 25 ft. by 35 ft., located at the northwest corner of 1st story. OCCUPIED: 1st story, manufacture of steel springs and the application of such springs to automobiles, garage and repair shop, 30 persons; 2nd story, occupancy undetermined; and

WHEREAS, the appellant proposes to install two hollow shell steel tanks in the furnace room, constructed of 3-16 in. steel, riveted, each tank to contain 100 gallons of crude oil for the purpose of tempering steel; and

WHEREAS, the appellant contends that the steel springs are heated in the furnaces to a temperature of 1500 to 1750 degrees Fahrenheit, then placed in the crude oil tank; that the hollow shell permits of a water jacket 4 in. in thickness, which is kept in circulation under and around the entire tank; that the furnace room is separated from the rest of 1st story by an 8 in. brick wall, with the exception of one door opening 7 ft. by 7 ft., which is provided with a self-closing fireproof door.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1104-25-A.

APPELLANT—Dodge & Morrison, for Pasquale Margarella, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—477-479 Broome street, Manhattan.

APPEARANCES—

For Appellant: Stephen W. Dodge.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1104-25-A)

WHEREAS, Dodge and Morrison, for Pasquale Margarella, owner, filed, October 27, 1925, an appeal from an order of the fire commissioner, affecting premises 477-479 Broome street, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 83068-F, dated August 19, 1925, reads:

"1. Install a standpipe system with risers 4 in. in diameter to withstand a pressure of 300 lbs. per sq. in., extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs)

placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto.

"Such standpipe shall be kept constantly filled with water by means of an approved tank or pump supply and be ready for use at all times.";

and

WHEREAS, the building is non-fireproof, six stories (87 ft.) in height, 75 ft. by 85 ft. (6,400 sq. ft.) in area; OCCUPIED as a tenant factory, 70 persons above the 1st story; and

WHEREAS, the appellant contends that the building is protected by a sprinkler system supplied from a 10,000 gallon gravity tank and 7,500 gallon pressure tank; that the building is only 2 ft. over the legal height requirement for omission of a standpipe system.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that an approved two-source sprinkler system shall be maintained with central office connection; that the building shall not be increased in height, area or dimension; and *granted* so long as the premises shall be operated in single tenancy.

692-25-A.

APPELLANT—Henry C. Brucker, for Isidor Gootzeit, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—2152 Metropolitan avenue, Middle Village, Borough of Queens.

APPEARANCES—

For Appellant: Henry C. Brucker.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(692-25-A)

WHEREAS, Henry C. Brucker, for Isidor Gootzeit, owner, filed, July 1, 1925, an appeal from the decision of the fire commissioner, affecting premises 2152 Metropolitan avenue, Middle Village, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated June 12, 1925, reads (Alt. Application No. 505-25):

"3. A gravity tank of at least 3,500 gallons capacity with all appurtenances located 20 ft. above the roof must be provided.";

and

WHEREAS, the building is non-fireproof, two stories (21 ft.) in height, 150 ft. by 90 ft., about 13,500 sq. ft. in area. OCCUPIED: 1st story, 8 stores and a motion picture theatre, with seating capacity for 1,073 persons; 2nd story, one living apartment; and

WHEREAS, the appellant contends that the theatre portion of the building is fireproof; that there is no stage, scenery nor balcony in the theatre.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the installation of gravity tank, *on condition* that the standpipe equipment shall comply with the rules in all other respects; that the existing structure shall not be increased in height, area or dimension; and that premises shall be conducted exclusively for the exhibition and display of moving pictures, with no scenery, dressing rooms or stage.



# MINUTES

## BUILDING ZONE CASES.

923-25-BZ.

APPLICANT—McCooley & Conroy, for Peter Rinelli, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection of a 2-story building to be used for stores on 1st story and for offices on the 2nd story.

PREMISES AFFECTED—Southeast corner of Bay Parkway and 85th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Henry Perlman and Rev. Father Donnelly.

ACTION OF BOARD—Application laid over to February 23, 1926, at 10 a. m., on request of applicant.

979-25-BZ.

APPLICANT—McCooley and Conroy, for A. E. DeBaun, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—144-18 Hillside avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Frederick H. Haskin and John H. McCooley, Jr.

For Opposition: Barton R. Smith and Nicholas A. Petti.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., on request of objector's representative.

1164-25-BZ.

APPLICANT—Logan Billingsley, for Jerome Avenue Exhibition Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.

PREMISES AFFECTED—West side of Jerome avenue, 144 feet north of East 176th street, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., to amend plans.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building.

PREMISES AFFECTED—4001-4011 14th avenue, Brooklyn.

APPEARANCES—

For Applicant: Morris L. Kaufman.

For Opposition: None.

ACTION OF BOARD—Application laid over to February 16, 1926, at 10 a. m., to amend plans.

886-25-BZ.

APPLICANT—Edward P. Doyle, for Mira A. Bowie, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) cars.

PREMISES AFFECTED—108-110 Sherman avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read letter requesting withdrawal; application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

826-25-BZ.

APPLICANT—Charles D. Cords, for Thrift Service Stations, Inc., lessee.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—3002-3012 Avenue N, Brooklyn.

APPEARANCES—

For Applicant: Charles D. Cords.

For Opposition: S. L. Marcus, Louis Soll, Michael J. Casey, Wm. J. Wright, Geo. J. Higgins, Mrs. Geo. Booth and David Rosenberg.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon ..... 2

Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3

Absent ..... 0

THE RESOLUTION:

(826-25-BZ)

WHEREAS, Charles D. Cords, for Thrift Service Stations, Inc., lessee, filed, August 13, 1925, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a gasoline selling station; premises 3002-3012 Avenue N, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nostrand avenue is in a business district, and that East 31st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 27, 1925, reads:

"Proposed gasoline station located partly in a business district and partly in a residence district is contrary to Art. II, Sec. 3 and 4 (a) of the Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground, 40 ft. by 105 ft. in area, the easterly portion of the lot extends a distance of 5 ft. into the residence district, the remainder of the lot being located in a business district; it is proposed to locate on the premises three 550 gallon gasoline tanks, piping and pumps to make a complete installation, and also to erect a small office, 10 ft. by 12 ft. in area; and

WHEREAS, the board concluded that applicant was not entitled to relief under section 21 of the building zone



# MINUTES

resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1134-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Levine, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—290-292 Ellery street and 861-863 Park avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle and Morris Levine.

For Opposition: Leonard Buxbaum.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1134-25-BZ)

WHEREAS, Edward P. Doyle, for Morris Levine, owner, filed, November 5, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 861-863 Park avenue and 290-292 Ellery street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue and Ellery street are both in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 4, 1925, reads:

"The proposition is therefore contrary to the Zone Resolution, Art. II, Sec. 4a 15. The erection of a garage for more than five motor vehicles in a business district;"

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 55 ft. on Park avenue and 45 ft. on Ellery street and a depth of 200 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under the provisions of section 7-e of the building zone resolution as to the premises on the Ellery street frontage only.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the garage structure shall not exceed two stories in height above the sidewalk level, restricted to the Ellery street frontage, and for a depth not exceeding one hundred (100) ft.; that the building shall be constructed fireproof; that any gasoline storage equipment installed shall be located at the street front; that the rear and gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished in face brick, with architectural terra cotta or stone trimmings; that there shall be no

advertising displayed or maintained on the front of the building, other than one projecting electric sign; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1157-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

PREMISES AFFECTED—306-308 West 38th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon.....	3
Negative: Chairman Walsh and Commissioner Connell .....	2
Absent .....	0

THE RESOLUTION:

(1157-25-BZ)

WHEREAS, William F. Doyle, for Milef Realty Corporation, owner, filed, November 10, 1925, an application, under the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a proposed building to a height exceeding the limit set by the building zone resolution; premises 306-308 West 38th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 38th street is in a 1½ times height district; that west side Eighth avenue, between 37th street and 38th street, is in a 1½ times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 5, 1925, reads:

"1. Building is a one and one-half times district and may not exceed 90 ft. in height without lawful setbacks (Section 8-C of the Zoning Resolution).";

and

WHEREAS, the proposed building is of fireproof construction, 14 stories (167 ft.) in height, with a frontage of 50 ft. and a depth of 98 ft. 9 in.; to be occupied as lofts, offices and showrooms;

WHEREAS, the board concluded that applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1022-25-BZ.

APPLICANT—Daniel Luftman, owner.

SUBJECT—Application (re: order of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the use of a restaurant on the basement floor of a building.

PREMISES AFFECTED—72 East 108th street, Manhattan.

APPEARANCES—

For Applicant: Daniel Luftman.

For Opposition: None.



# MINUTES

ACTION OF BOARD—Application denied.  
THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(1022-25-BZ)

WHEREAS, Daniel Luftman, owner, filed, October 5, 1925, an application, under the building zone resolution, to permit in a residence district the use, as a restaurant, of the basement of an existing building; premises 72 East 108th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 108th street is in a residence district; that Park avenue is in a business district, and that Madison avenue is a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 5, 1925, reads:

"You are hereby notified that the building situate on the front of the lot on the south side of E. 108th St., commencing about 133 ft. 4 in. from the south-

west corner of E. 108th St. and Park Ave., being a cel/base/3 story brick building, about 16 ft. 8 in. front, 16 ft. 8 in. rear, 50 ft. deep and 38 ft. in height, and occupied as a restaurant in basement and dwelling above and known as Number 72 E. 108th St. and located in a residential district in the Borough of Manhattan, in The City of New York, does not conform to section 3 of the Building Zone Resolution of the Board of Estimate and Apportionment adopted July 25, 1916, in the respects noted below:

"In that of occupying the basement floor as a restaurant in a residential district.";

and

WHEREAS, the existing building is of non-fireproof construction, three stories and basement in height, with a frontage of 16 ft. 8 in. and a depth of 50 ft. 6 in.; to be occupied as restaurant and dwelling; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the order of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, FEBRUARY 9, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon.

### APPEALS FROM ADMINISTRATIVE ORDERS.

764-25-A.

APPELLANT—George Keister, for Earl Carroll Realty Corp., owner.

SUBJECT—Appeal from decision of superintendent of buildings and order of fire commissioner.

PREMISES AFFECTED—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

### APPEARANCES—

For Appellant: James J. Munro.

ACTION OF BOARD—Appeal laid over to March 9, 1926, at 10 a. m., on request of appellant's representative.

792-25-A.

APPELLANT—Joseph L. Burke, for Standard Oil Company, lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Southwest corner of Avenue U and East 56th street, Brooklyn.

### APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., subject to inspection by a committee of board.

424-25-A.

APPELLANT—Gustave Erda, for Gleason-Tiebout Glass Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Garison street and Flushing avenue, Maspeth, Borough of Queens.

### APPEARANCES—

For Appellant: Samuel Rosenblum, Gustave Erda and Mr. Gleason.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., pending inspection by fire department representative.

524-25-A.

APPELLANT—Edward P. Doyle, for Louis Schrag, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—134 West 23rd street, Manhattan.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., on written request of appellant.

525-25-A.

APPELLANT—Edward P. Doyle, for Emily McGuckin, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—146 West 23rd street, Manhattan.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., on written request of appellant.

526-25-A.

APPELLANT—Edward P. Doyle, for Louis Schrag, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—153 West 21st street, Manhattan.



# MINUTES

## APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., on written request of appellant.

507-25-A.

APPELLANT—Francis Harold Dike, for Francis D. Bailey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—60 Grand street, Manhattan.

## APPEARANCES—

For Appellant: Sydney Hark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., for final disposition on request of appellant's representative.

508-25-A.

APPELLANT—Francis Harold Dike, for Francis D. Bailey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—64 Grand street, Manhattan.

## APPEARANCES—

For Appellant: Sydney Hark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to March 2, 1926, at 10 a. m., for final disposition on request of appellant's representative.

479-25-A.

APPELLANT—James A. O'Gorman, for Agfa Products, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—114-116 East 13th street, Manhattan.

## APPEARANCES—

For Appellant: James A. O'Gorman, Jr.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

726-25-A.

APPELLANT—Philip Steigman, for Harry Rosenfield, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—159 Varet street, Brooklyn.

## APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(726-25-A)

WHEREAS, Philip Steigman, for Harry Rosenfield, owner, filed, July 9, 1925, an appeal from an order of the fire commissioner, affecting premises 159 Varet street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1924, reads (Order No. 54590-F):

"1. Provide iron or kalameined shutters at all openings in the exterior wall above 1st story which are dis-

tant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at the east and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 100 ft. in area; OCCUPIED as a tenant factory, about 30 persons on each story; and

WHEREAS, the appellant claims there are 44 windows on the west side and 7 windows on the east side of the building affected by Fire Department Order No. 54590-F; that a similar order was complied with June 19, 1919, in accordance with modifications granted by the board of review; he further proposes to fireproof all windows on the 2nd and 3rd stories at west side which are affected by the order; and

WHEREAS, the fire department representative reported that the alleged action of the board of review of fire department did not provide reasonable protection in view of the adjoining exposure, namely, moving picture theatre, which is a non-fireproof and non-sprinklered old structure.

Resolved, that the order of the fire commissioner be and it hereby is dismissed for lack of prosecution.

799-25-A.

APPELLANT—Arnold Levien, for Neivel Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Southwest corner of Ely avenue and 13th street, Long Island City, Borough of Queens.

## APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(799-25-A)

WHEREAS, Arnold Levien, for Neivel Realty Corp., owner, filed, August 4, 1925, an appeal from the order of the fire commissioner, affecting premises southwest corner Ely avenue and 13th street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 18, 1925, reads (Order No. 75858-F):

"1. Provide iron shutters at all openings on the exterior wall above first story, which are distant in a direct line less than thirty feet from any opening in any other building and not in the same plane with said openings and which are not more than fifty feet above a neighboring roof at south and west sides of building, or other approved protection, as per Section 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is fireproof, three stories in height, 98.8 ft. by 98.8 ft. in area. OCCUPIED: Electric car service station, about 8 persons on each story; and

WHEREAS, the appellant filed plans showing 12 windows on the south side and 16 windows on the west side of the building affected by Fire Department Order No. 75858-F; and

WHEREAS, the appellant contends that the exposure at south side is a one-car garage and a chicken coop, which lean against his wall; that the exposure at west is a one-story brick and steel building having fireproof windows and located 15 ft. away.



# MINUTES

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, so long as conditions as to occupancy and use remain unchanged, *on condition* that the building shall be equipped with an approved sprinkler system; that all openings shall be equipped with metal frames and sash; and that no light of glass shall exceed in area 14 in. by 20 in.

1138-25-A.

APPELLANT—James Kearney, for The Permutit Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—5401-5405 First avenue, Brooklyn.

APPEARANCES—

For Appellant: James Kearney.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1138-25-A)

WHEREAS, James Kearney, for The Permutit Co., owner, filed, November 6, 1925, an appeal from the order of the fire commissioner, affecting premises No. 5401-5405 First avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 20, 1925, reads (Order No. 85410-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, \* \* \* placed within main stairway enclosure. \* \* \*";

and

WHEREAS, the building is fireproof, two stories (35 ft. 9 in.) in height, 73 ft. 6 in. by 185 ft. (approximately 12,500 sq. ft.) in area, subdivided into seven sections on the 1st story and into four sections on the 2nd story by 6 in. hollow tile walls, with sliding doors at openings therein; the storage room for crushed glass and sand being one clerestory in height; OCCUPIED for the manufacture and storage of water filters; and

WHEREAS, appellant contends that the occupancy is non-hazardous, the materials used being glass, sand, clay, etc., and contends, further, that the building is low in height and faces on two street fronts.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the floor area as now subdivided by 6 in. terra cotta partitions shall remain unchanged; that any openings in partition walls shall be equipped with a self-closing fireproof door; and *granted* so long as conditions as to operation and use shall remain substantially unchanged.

715-25-A.

APPELLANT—George Dieringer, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—237 Central avenue, Far Rockaway, Borough of Queens.

APPEARANCES—

For Appellant: George Dieringer.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(715-25-A)

WHEREAS, George Dieringer, owner, filed, July 6, 1925, an appeal from order of the fire commissioner, affecting premises No. 237 Central avenue, Far Rockaway, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 18, 1925, reads (Order No. 96551-LC):

"1. Discontinue the maintenance of a garage on these premises.

"NOTE: Portion of building is used as a dwelling. the location of which is not immediately above the garage inasmuch as the 2nd story of premises is vacant and 3rd story is used for dwelling purposes. Sec. 154, Chapter 10, Code of Ordinances.

"2. Separate boiler from remainder of building by unpierced wall of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only. Sec. 159-1, Chapter 10, C. of O.";

and

WHEREAS, the building is non-fireproof, three stories in height, 28 ft. by 100 ft. in area. OCCUPIED: 1st story, undertaker's store and office, garage at rear; 2nd story, chapel, morgue and stock room; 3rd story, dwelling of owner; and

WHEREAS, appellant contends that the entire building, including the 2nd story, is occupied and has been used in a similar manner since 1920; that the only entrance to the boiler room is through the store; that the 8 in. partition separating the garage and store is wood stud and fire retarded by 2 in. of cement plaster on metal lath and that the ceiling of the garage is also fire retarded in a similar manner.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Items 1 and 2, *on condition* that the occupancy of the garage shall be limited to automobiles, the property of the owner and occupant of the premises used in the conduct and operation of business conducted from these premises; that a fire escape shall be erected in the side court at the front of the building, with connecting iron stairs between the 2nd and 3rd stories, with counterbalanced drop ladder in guides from lowest balcony; that the interior stairhall enclosure shall be protected with approved fire retarding material on the 1st story, any openings therein to be provided with self-closing fireproof doors; that a cross partition of 4 in. terra cotta blocks shall be erected in the center of the cellar, approximately, separating the boiler room from the rear portion of the cellar story, with not more than one opening therein, equipped with self-closing fireproof door; that a fixed stairs shall be provided from the rear of cellar, with egress to the yard, with exit therefrom through open driveway direct to street.

941-25-A.

APPELLANT—Theodore J. Groh, for Theodore E. Hergert, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—422-430 East 53rd street, Manhattan.

APPEARANCES—

For Appellant: James T. Hallinan and Theodore E. Hergert.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(941-25-A)

WHEREAS, Theodore J. Groh, for Theodore E. Hergert, Inc., owner, filed, September 12, 1925, an appeal from an order of the fire commissioner, affecting premises 422-30 East 53rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 22, 1925 (Order No. 77694-F) reads:

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals \* \* \*"; and

WHEREAS, the building is fireproof, eight stories and pent house in height, 125 ft. by 129 ft. (approximately 16,000 sq. ft.) in area. OCCUPIED: 1st story, manufacture of platform scales; 2nd story, laundry and offices, 52 persons; 3rd story, furniture manufacture, 25 persons; 4th story, vacant at present; 5th story, printing, 23 persons; 6th story, manufacture of switchboards and electrical specialties, 103 persons; 7th story, manufacture of inlaid wood, 38 persons; 8th story, upholstering and finishing furniture, 16 persons; pent house or 9th story (28 ft. by 125 ft. in area), fur dyeing, 2 persons; and

WHEREAS, appellant contends that the building is amply provided with exits and also that it is equipped with a standpipe system—a 4 in. riser in each stairhall with outlets and hose on each story—supplied by two tanks, each having a capacity of 5,000 gallons.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the 3rd story shall be equipped with one-source sprinkler system, fed from the city main with 4 in. connection, with siamese on street front, properly marked to indicate 3rd story service only; that the occupancy shall remain substantially unchanged and no further increase in furniture or upholstering manufacturing shall be permitted in building.

1136-25-A.

APPELLANT—Herbert K. Twitchell, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—350 Waverly avenue, Brooklyn.

APPEARANCES—

For Appellant: Herbert K. Twitchell.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(1136-25-A)

WHEREAS, Herbert K. Twitchell, owner, filed, November 5, 1925, an appeal from an order of the fire commissioner, affecting premises 350 Waverly avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 16, 1925 (Order No. 98775-LC) reads:

"You are hereby notified that an inspection of the above premises used as a non-storage garage shows that the following must be done before the permit requested by you can be issued:

## FORTHWITH

"1. Provide a covering of approved fire retarding material on ceiling of 1st story occupied as a garage. Sec. 9, Chapter 10, C. of O.";

and

WHEREAS, the building is non-fireproof, two stories in height, 40 ft. by 38 ft. in area; a one-story brick boiler room, 6 ft. by 12 ft. in area, located outside the building at the northerly rear portion. OCCUPIED: 1st story, private garage; 2nd story, dwelling; and

WHEREAS, appellant contends that no oil or gasoline (other than that in the tanks of the cars) is stored in the building and that the partitions enclosing the stairway leading to the 2nd story and also the stair soffits are metal covered.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

182-25-A.

APPELLANT—The Surface Combustion Company, for Fidelity Metal Company, owner.

SUBJECT—Application for extension of permit—appeal from decision of fire commissioner.

PREMISES AFFECTED—East side of Ranton street, Newtown Creek, Brooklyn.

APPEARANCES—

For Appellant: Raymond S. Wile.

ACTION OF BOARD—Extension of permit granted.

THE VOTE TO GRANT EXTENSION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(182-25-A)

WHEREAS, the Surface Combustion Company, for Fidelity Metal Company, owner, filed, February 13, 1925, an appeal with the board of appeals, from a decision of the fire commissioner, affecting premises east side of Ranton street, Newtown Creek, Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered March 3, 1925, in acting on Alteration Application No. 2782-24, reads:

"1. Burners must be of a type approved by the Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a plot of ground upon which is located the plant of the Fidelity Metal Company consisting of a one-story fireproof building, 97 ft. by 28 ft. in area; OCCUPIED for smelting metal; and

WHEREAS, a fuel oil burning system has been installed consisting of two 10,000-gallon fuel oil storage tanks, located on concrete piers at a distance of 50 ft. from the nearest building, surface combustion burners and the necessary valves, pumps and piping to make a complete installation; and

WHEREAS, appellant requests a temporary permit pending an inspection of the burner; and

WHEREAS, this appeal was granted by the board at its meetings April 21, 1925, July 28, 1925, and November 24, 1925, for a temporary period, and appellant requested an extension of the time limit set.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a period of 90 days, at owner's risk, pending determination by the board of standards and appeals on petition now before it.



# MINUTES

## BUILDING ZONE CASES.

308-25-BZ.  
APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.  
SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.  
PREMISES AFFECTED—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.  
APPEARANCES—  
For Applicant: Charles E. Lewis.  
For Opposition: John L. O'Brien.  
ACTION OF BOARD—Application laid over to March 16, 1926, at 10 a. m., on request of applicant's representative.

14-25-BZ.  
APPLICANT—Jenks & Rogers, for Kenner Realty Co., owner.  
SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.  
APPEARANCES—  
For Applicant: Murray Riskin.  
For Opposition: Philip Scharf.  
ACTION OF BOARD—Application laid over to March 2, 1926, at 10 a. m., for inspection and report by a committee of the board.

65-25-BZ.  
APPLICANT—Angelo Justo, owner.  
SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for business purposes.  
PREMISES AFFECTED—758 East 213th street, The Bronx.  
APPEARANCES—  
For Applicant: None.  
For Opposition: H. R. Korey.  
ACTION OF BOARD—Application withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

91-25-BZ.  
APPLICANT—William F. Doyle, for Fordham Triangle Realty Co., owner.  
SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—East side of Jerome avenue, 50 feet north of 200th street, The Bronx.  
APPEARANCES—  
For Applicant: William F. Doyle.  
For Opposition: Samuel M. Katz, Paul Jones, Miss Montagany and Herman Hermele.  
ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon.. 4  
Negative: Commissioner Guilfoyle..... 1  
Absent ..... 0

## THE RESOLUTION:

(991-25-BZ)

WHEREAS, William F. Doyle, for Fordham Realty Company, owner, filed, September 28, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Jerome avenue, 50 ft. north of 200th street (Bedford Park boulevard), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; that 200th street (Bedford Park boulevard) is in a business district, and that Villa avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1925, reads:

"1. Occupancy of proposed building in business district as garage for storage of more than five motor vehicles is contrary to the provisions of the Building Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted to a two (2) story structure above grade, with no cellar other than a boiler room, the use and occupancy of which will be restricted exclusively to heating apparatus for the use of this structure; that the 1st tier of this building shall be built of fireproof construction, steel beams, reinforced concrete arches; that the roof shall be of flat design and construction, the underside of which shall be fire retarded in accordance with the rules of the board of standards and appeals; that the rear and gable walls shall be unpierced throughout the entire height and length; no roof signs shall be erected; that there shall be no signs or advertising on the street front of the building other than one projecting electric sign indicating the title of the business conducted on the premises; that the street wall shall be finished with face brick and architectural terra cotta or stone trimmings; any gasoline storage equipment installed shall be located on the extreme northerly end at the street front; that the rear wall shall be painted a light color and that there shall be no skylight in the roof within 30 ft. of the rear wall; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

## 1041-25-BZ.

APPLICANT—William F. Doyle, for Dr. Morris J. Levine, owner.  
SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district



# MINUTES

the change of occupancy of warehouse to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—178-184 Scholes street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle and Dr. Morris J. Levine.

For Opposition: Frank Kleinholz and Alfred J. J. Wentz.

ACTION OF BOARD—Application denied.

THE VOTE TO DISMISS—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1041-25-BZ)

WHEREAS, William F. Doyle, for Dr. Morris Levine, owner, filed, October 13, 1925, an application, under the building zone resolution, to permit in a business district the change of occupancy of a warehouse to a garage for the storage of more than five motor vehicles; premises 174-184 Scholes street, southwest corner Humboldt street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Scholes street and Humboldt street are both in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 6, 1925, reads:

“Amendment to change occupancy of warehouse to a public garage in a business district is contrary to Section 4 of Art. 2 of the Building Zone Resolution.”; and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 100 ft. on Scholes street and 124 ft. on Humboldt street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

755-25-BZ.

APPLICANT—Aniello Nappi, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7g of the building zone resolution, to permit in a business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—870-872 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Applicant: J. W. Sullivan and Max Cohn.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(755-25-BZ)

WHEREAS, Max Cohn, for Aniello Nappi, owner, filed, July 20, 1925, an application, under the building zone resolution, to permit in a business district the change of occupancy of a building used for the storage of barrels to a garage for the storage of more than five motor vehicles; premises 870-872 Metropolitan avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue and Devoe street are both in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 29, 1925, reads:

“1. Amendment to change occupancy of proposed bldg. to a public garage for more than five cars in a business district is contrary to Art. II, Sec. 4 of Zoning Resolution and is hereby denied.”;

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 27 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the premises has been used as a cooperage (non-conforming use) and barrel storage plant; that there are stables existing in the street and the applicant is supported by 65 per cent affirmed consents; and whereas, the board deemed that the applicant is entitled to relief under section 7e of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that it shall be restricted to one story in height; that the rear and gable walls shall be unpierced throughout their entire height and length; that the existing skylights shall be glazed with plain glass, protected with wire guards above and below; that there shall be no additional skylights installed; any gasoline storage equipment installed shall be located on the extreme westerly end at the street front; that there shall be no signs erected or maintained or no advertising displayed on the front of the building other than one fixed projecting electric sign; any permits necessary shall be obtained within six (6) months and any work involved thereby completed within nine (9) months from the date of this action.

1514-23-BZ.

APPLICANT—Joseph W. Keller, for Morris Saskowitz, owner.

SUBJECT—Application for extension of permit (re: decision of superintendent of buildings) to permit in a business district the extension and change of occupancy of the 2nd, 3rd and 4th stories of a building from storage to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—75 First avenue, Manhattan.

APPEARANCES—

For Applicant: Joseph W. Keller.

For Opposition: None.

ACTION OF BOARD—Extension of time granted.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon..... 1



# MINUTES

## THE RESOLUTION:

(1514-23-BZ)

WHEREAS, Morris Saskowitz, owner, filed, December 23, 1923, an application, under the building zone resolution, to permit in a business district the extension and change of occupancy of the 2nd, 3rd and 4th stories of a building from storage to a garage for the storage of more than five motor vehicles; premises 75 First avenue, Manhattan; and

WHEREAS, a public hearing was held on this application before the board of appeals, at its special meeting, October 3, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that First avenue, East 4th street and East 5th street are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 19, 1923, reads:

"Your application for certificate of occupancy filed December 6, 1923, for garage in entire building is hereby denied for the following reasons:

"Garage in basement and 1st floor was granted by the Board of Appeals, Cal. 7-21-BZ, and extension of the garage occupancy is prohibited by the Building Zone Resolution; the building being in a business district."; and

WHEREAS, the building is of non-fireproof construction, four stories in height, with a frontage of 24 ft.  $\frac{1}{2}$  in. and depth of 100 ft.; occupied as a garage in the basement and 1st story and furniture storage above; it is proposed to occupy the entire structure as a garage; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 83 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting, October 3, 1924, on certain conditions, and present owner, through his architect, John De Hart, requests modification of these conditions; and

WHEREAS, the following brief summary of the action of the board on these premises was submitted to the board:

Under Cal. No. 7-21-BZ, it was brought out that the premises were then occupied as a stable on the first and basement stories, the second to fourth stories, inclusive, being occupied for storage, and the Board granted a permit to convert the first story and basement from a stable to a garage for more than five motor vehicles.

There exists a public school within 200 ft. in the rear extending from 4th to 5th Streets.

Under Cal. 368-21-BZ (June 7, 1921) a new application was presented to the Board for permission to convert from warehouse to garage from the second to the fourth stories, and this new application the Board unanimously denied.

Under date of May 31, 1922, this application was again renewed to permit the extension of the public garage existing in the basement and 1st story throughout the entire building, and the Board again unanimously denied that extension of use.

Under Cal. 1514-23-BZ, a new application was filed under section 7-g, supported by 83 per cent of consents within the area fixed by the Board, to permit the change of occupancy from storage to garage for the entire premises, and that was granted on condition that the entire premises be made fireproof.

That the fireproof requirement was known to and consented to by the attorney of record for the applicant is proved by the quotations from the stenographer's minutes of the hearing:

"The fireproof conditions adopted by the Board was, in its judgment, important and even imperative for the safeguarding of the adjoining tenement houses in this highly congested district, and those adjoining tenement houses are old law tenements, and there is a motion picture theatre within 24 feet on the same street front."

The Board had the most intimate knowledge of the situation at the time that resolution was adopted, because it had already considered several appeals affecting this same premises.

and

WHEREAS, the board deemed, at its meeting December 3, 1925, that no modification of the original resolution should be granted; and

WHEREAS, applicant now requests an extension of time in which to carry out the terms of the resolution.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure be erected fireproof throughout; that the building zone requirements as to rear yard and area restrictions shall be complied with in all respects; that the gable walls shall be unpierced throughout their entire height and length; that any gasoline storage equipment plant shall be installed at the extreme front of the building and confined to the 1st story; that the front elevation should be finished in light colored face brick; that there shall be not more than one projecting electric sign not over 10 ft. in height on the premises; that the structure shall not exceed four stories in height above grade; that there shall be no ramps installed, maintained or used in this building; and that all permits necessary for the prosecution of this work shall be obtained and the building completed within 30 days from the date of this action.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 9, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1 $\frac{1}{2}$ -3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2 $\frac{1}{2}$ -5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS. APPEALS FROM ADMINISTRATIVE ORDERS.

The forty-eight pier cases listed herewith were laid over, pending decision by the Supreme Court on a test case.

### PIER CASES.

- 480-19-A—Piers 4 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 594-19-A—Pier 8, North River, Manhattan.
- 595-19-A—Pier 44, East River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 890-19-A—Pier 70, East River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.
- 31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
- 265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
- 266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
- 267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.
- 268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
- 269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.
- 270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
- 271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
- 272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
- 273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
- 318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
- 352-20-A—Pier 3, Wallabout basin, foot of Washington and E streets, Brooklyn.
- 353-20-A—Pier 2, Wallabout basin, foot of Washington and F streets, Brooklyn.
- 383-20-A—Pier 20, East River Manhattan.
- 420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.
- 421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
- 422-20-A—Pier 29, foot of Harrison street, Brooklyn.

- 423-20-A—Pier 32, foot of Degraw street, Brooklyn.
- 471-20-A—Pier between North 4th and 5th streets, Brooklyn.
- 907-21-A—East side South street, foot of Dover street, Manhattan.
- 1205-21-A—Pier No. 21, East River, east side South street, foot of Dover street, Manhattan.
- 1302-21-A—Pier 15, East River, Manhattan.
- 1541-21-A—Pier 3, between Main and Dock streets, Brooklyn.
- 1542-21-A—Pier 3, between Main and Dock Streets, Brooklyn.
- 1543-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1544-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1545-21-A—Pier 2, between Main and Dock streets, Brooklyn.

## BOARD OF STANDARDS AND APPEALS. APPLIANCES SUBMITTED FOR APPROVAL.

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connection approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.
- 1230-22-S—Thermostats for Automatic Fire Alarm Systems approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1169-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1339-23-SA—National Light Service Oil Pump, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1358-23-SA—Worthington Oil Burner, approval of.
- 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 1484-23-SA—Universal G. P. O. Burner, approval of.
- 1493-23-SA—Newport Rotary Oil Burner, approval of.
- 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 254-24-SA—Sherman Oil Burner, approval of.
- 269-24-SA—Universe Oil Burner, approval of.
- 365-24-SA—Koaless Oil Burner, approval of.
- 379-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 503-24-SA—Kinney Rotating Plunger Pump, approval of.
- 536-24-SA—Climax Oil Burner, approval of.
- 634-24-SA—Marvel Oil Burner, approval of.
- 702-24-SA—Simplex Mechanical Oil Burner, approval of.
- 735-24-SA—Petro Mechanical Burner and Air Register, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 826-24-SA—Heymsfield Low Pressure Burner, approval of.
- 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.**
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Syphone Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 887-25-SA—Moussette Oil Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.
- 1060-25-SA—Rotary Pressure Pump, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight incline or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

**Rule 2. Definitions Relating to Elevators.**

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight incline" shall apply to a moving continuous inclined runway for elevating or lowering freight.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely renewed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In

such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

**Rule 8. Rules to be Posted.** In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the operation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In future installations full automatic push button elevators must be so designed and equipped that the car, at its



# RULES

rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls. No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

**Rule 12. Hoistway Enclosure.** In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ( $1\frac{1}{2}$ ) inches; when grille work is used there shall be not more than one and one-half ( $1\frac{1}{2}$ ) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ( $\frac{3}{8}$ ) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between mem-

bers. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;

(c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;

(d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height (except for hand-power elevators having the pull rope located in front of the shaft entrance, in which case gates may be two (2) feet six (6) inches, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and shall close automatically upon the car leaving the landing in either direction).

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be pro-



# RULES

vided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof four tell-tale metal chains not less than five feet long shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators of less than thirty-five feet rise and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved upper and lower limit devices in the shaft or on the car, and in drum type elevators they shall also be provided on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, hoisting rope or chains become slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except

sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

**Rule 24. Escalators.** In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half ( $\frac{1}{2}$ ) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have a trap door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

**Rule 28. Freight Car Enclosure.** In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U



# RULES

S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half ( $1\frac{1}{2}$ ) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
0-4000 lbs.....	$7\frac{1}{2}$	$7\frac{1}{2}$	$7\frac{1}{2}$	$6\frac{1}{2}$
4001-15000 ".....	14	14	14	$7\frac{1}{2}$
15001-40000 ".....	30	30	30	$7\frac{1}{2}$

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth ( $1/40$ ) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the shaft and underside of the car floor shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations the clearance space between the top of the counterweight and the overhead beams when the car has completely compressed the pit buffers shall be not less than six (6) inches for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of

(Continued on page 200)



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including February 10, 1926 ...	113
Restored to calendar .....	4

MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	14
Requests to amend .....	3
Requests for modification .....	4
Requests to rescind .....	0
Requests for extension of time .....	1
Requests for extension of permit .....	3
Requests for mechanical installations .....	0
Requests for approval of plans .....	2
Administrative requests .....	0
Requests for interpretation .....	0
Total .....	887
Disposed of .....	188
Cases pending February 10, 1926 .....	699

DISPOSITION OF CASES.	
Withdrawn .....	1
Dismissed .....	1
Denied .....	1
Granted .....	1
Granted on condition .....	1
Appliances approved .....	1
Appliances dismissed, disapproved or withdrawn.....	1
Rules approved .....	1
Rules disapproved or rescinded .....	1

MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	1
Requests to reopen denied .....	1
Requests to amend granted .....	1
Requests to amend denied .....	1
Requests for modification granted .....	1
Requests for modification denied .....	1
Requests to rescind granted .....	1
Requests to rescind denied .....	1
Requests for extension of time granted .....	1
Requests for extension of time denied .....	1
Requests for extension of permit granted .....	1
Requests for extension of permit denied .....	1
Requests to install granted .....	1
Requests to install denied .....	1
Plans approved .....	1
Plans disapproved .....	1
Administrative requests granted .....	1
Administrative requests denied or withdrawn .....	1
Interpretations .....	1
Requests withdrawn or dismissed .....	1

Total ..... 1

(Continued from page 199)

the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When an existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building Manhattan.

## HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 23, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 2, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, February 16, 1926, at 10 a. m.

Minutes of Regular Meeting, February 16, 1926, at 2 p. m.

Rules.

Reserve Calendar.

Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending February 17, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
135-26-BZ.....	B.B.B.	..528-544 Lefferts ave., Bklyn. Applic. 1337-1926.
134-26-BZ.....	B.B.Bx.	.871 E. 175th st., Bx. Certificate of Occupancy.
133-26-A.....	F.D.	....35-37 Bergen st., Bklyn. LC-98746.
132-26-S.....	F.D.	....76-86 9th st., Bklyn. LD-89645, LD-89722.
131-26-BZ.....	B.B.B.	...135-147 E. 22nd st., Bklyn. Applic. 21498-1925
130-26-A.....	F.D.	....194 Worth st., Man. LC-31935.
129-26-S.....	F.D.	....365 1st ave., Man. LD-82091.
128-26-S.....	F.D.	....205-223 W. 39th st., Man. LD-79565.
127-26-A.....	F.D.	....1201-1203 Ave. K, Bklyn. Alt. 985-1925.
126-26-S.....	F.D.	....352 7th ave., Man. LD-90381.
125-26-BZ.....	B.B.M.	..301-15 W. 56th st., 300-14 W. 57th st., 956-969 8th ave., Man. N. B. 54-1926.
124-26-A.....	F.D.	....116 Central Park S., Man. F-89564, F-89565.
123-26-SA.....	F.D.	....Aqua None Pressure Hydraulic Gasoline Dispensing System. Appliance.
122-26-S.....	F.D.	....550 Broadway, Man. LD-60705.
121-26-A.....	F.D.	....322-332 W. 52nd st., Man. N. B. 215-1926.
120-26-BZ.....	F.D.	....109-25 Farmers ave., Hollis, Q. Alt. 129-1925.
119-26-S.....	F.D.	....234-240 W. 39th st., Man. Decision of fire dept.
118-26-S.....	F.D.	....321-335 6th ave., Man. Decision of supt. of bldgs.
117-26-A.....	F.D.	....9523 Shore rd., Bklyn. LC-99215.
116-26-S.....	F.D.	....53 Jackson ave., L. I. City, Q. LD-88647.
115-26-BZ.....	B.B.M.	..356 Lexington ave., Man. Viol. No. 61-1925.
114-26-S.....	B.B.M.	..63-65-67 Prince st., Man. N. B. 415-1925.

## Restored to Calendar.

862-25-S.....	F.D.	....197-199-201 Greene st., Man. LD-79453, LD-79456.
1435-24-S.....	F.D.	....213 W. 33rd st., Man. LD-67233.

## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department

B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, FEBRUARY 23, 1926, AT 2 P. M.**

### Building Zone Cases.

977-25-BZ.	APPLICANT—Emil Guterman, for Michael De Stefen, owner.
PREMISES—	Northwest corner of Roosevelt avenue and 63rd street, Woodside, Borough of Queens.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a business district the erection and maintenance of a gasoline service station.
1059-25-BZ.	APPLICANT—Eugene De Rosa, for Hamford Realty Corp., owner.
PREMISES—	West side of Jerome avenue, 100 ft. south of 190th street, The Bronx.
APPLICATION,	under sections 7b and 21 of the building zone resolution,
TO PERMIT	the extension from a business district into a residence district of a proposed building to be used as a theatre.
1149-25-BZ.	APPLICANT—Henry Vollmer, Jr., for Jamaica Water Supply Co., owner.
PREMISES—	21401 89th street, Queens Village, Borough of Queens.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the erection and maintenance of a building to be used as a water supply pumping station.
1153-25-BZ.	APPLICANT—Herbert S. Martin, for Ambassador Hotel Corp., owner.
PREMISES—	341-351 Park avenue, Manhattan.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the maintenance of a business use.
1183-25-BZ.	APPLICANT—John De Hart, for Arof Holding Co., Inc., owner.
PREMISES—	1842-44 Seventh avenue, Manhattan.
APPLICATION,	under section 21 of the building zone resolution,
TO PERMIT	in a residence district the alteration and change of occupancy in part from a residence use to a business use.

1187-25-BZ.	APPLICANT—Edward P. Doyle, for Knickerbocker Ice Co., owner.
PREMISES—	478-490 West 185th street, Manhattan.



# CALENDAR

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

108-25-BZ.

APPLICANT—Euell & Euell, for Gaetano Pappalardo, owner.

PREMISES—398 Audubon avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the change of occupancy of the basement and 1st story of a dwelling to a business use.

102-25-BZ.

APPLICANT—John M. Baker, for Frank W. Bruns, owner.

PREMISES—Northeast corner of 166th street (Bergen avenue) and 90th avenue (North 1st street), Jamaica, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

PERMIT in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles.

7-25-BZ.

APPLICANT—John H. Friend, for Schlatter Embroidery Co., owner.

PREMISES—911 Longfellow avenue, The Bronx.

APPLICATION, under section 7a of the building zone resolution,

PERMIT in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913.

2-25-BZ.

APPLICANT—William F. Doyle, for Realty Construction Co., owner.

PREMISES—307-309 Seventh avenue and 150-160 West 28th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a two times height district on one street front, the erection of the street walls to a height in excess of the requirements of the building zone resolution.

**FEBRUARY 23, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

10-25-A—637 Broadway, Manhattan.

13-25-A—641 Broadway, Manhattan.

2-25-A—1687 Broadway, Manhattan.

2-25-A—319-321 East 53rd street, Manhattan.

2-25-A—178-192 Sullivan street, Brooklyn.

2-25-A—2-24 Cumberland street, Brooklyn.

2-25-A—102 West 101st street, Manhattan.

2-25-A—16 West 45th street, Manhattan.

2-25-A—526 West 113th street, Manhattan.

2-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

2-25-A—894-900 Broadway, Manhattan.

1109-25-A—8746 123rd street, Richmond Hill, Borough of Queens.

1158-25-A—South side of Jackson avenue, between Hulst street and Harold avenue, Long Island City, Borough of Queens.

1202-25-A—315-319 East 47th street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 23, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1164-25-BZ—Application, November 12, 1925, under sections 7c and 21 of the building zone resolution, of Logan Billingsley, applicant, on behalf of Jerome Avenue Exhibition Company, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises west side of Jerome avenue, 144 ft. north of East 176th street, The Bronx.

CAL. NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

CAL. NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

CAL. NO. 1291-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of Schwartz and Gross, architects on behalf of 22 East 76th Street, Inc., owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit re-



# CALENDAR

quired by the building zone resolution; premises 20-28 East 76th street, Manhattan.

CAL. NO. 1292-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Martin W. Teichman, owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 307-17 West 38th street, Manhattan.

CAL. NO. 923-25-BZ—Application, September 10, 1925, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Peter Rinelli, owner, to permit in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story; premises southeast corner of Bay parkway and 85th street, Brooklyn.

CAL. NO. 776-25-BZ—Application, July 27, 1925, under sections 7b and 21 of the building zone resolution, of Burke and Olsen, architects, on behalf of Edward B. Sweeney, owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 401 Schenectady avenue, Brooklyn.

CAL. NO. 942-25-BZ—Application, September 14, 1925, under section 21 of the building zone resolution, of Julius Hochman, applicant, on behalf of Adelaide Kopf and Henry Dreyer, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1630-1636 Bergen street, Brooklyn.

CAL. NO. 1013-25-BZ—Application, October 2, 1925, under sections 7g and 21 of the building zone resolution, of George F. Rohe, applicant and owner, Ryan Sales and Service, lessee, to permit the erection and extension from a business into a residence district of a proposed basement story of a garage (permission to erect same as a one-story was granted by the board under Cal. No. 166-20-BZ); premises south side of Northern boulevard, 225 ft. east of Gardiner street, Bayside, Borough of Queens.

CAL. NO. 1039-25-BZ—Application, October 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Mosholu Building Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for stores; premises 188-196 Audubon avenue, southwest corner of West 175th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 23, 1926, 2 P. M.

*Petitions for Variations.*

691-25-S—119-121 West 23rd street, Manhattan.  
833-25-S—226 East 144th street, The Bronx.  
988-25-S—385 Madison avenue, Manhattan.  
992-25-S—14-20 Centre street, Brooklyn.

1095-25-S—142 West 23rd street, Manhattan.

1103-25-S—14-16 East 38th street, Manhattan.

1108-25-S—160-162 Berry street, Brooklyn.

1110-25-S—602 Madison avenue, Manhattan.

1122-25-S—570-576 Seventh avenue, Manhattan.

1146-25-S—414-416 West Broadway, Manhattan.

973-25-S—513-519 West 58th street, Manhattan.

1012-25-S—42-44 West 39th street, Manhattan.

198-25-S—566-568 Seventh avenue, Manhattan.

18-24-S—14-16 East 38th street, Manhattan.

1090-25-S—16 West 45th street, Manhattan.

103-26-S—71-75 West street, Manhattan.

109-26-S—13 West 36th street, Manhattan.

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

880-25-S—254-258 West 35th street, Manhattan.

967-25-S—35 Wilbur avenue, Long Island City, Borough of Queens.

## *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## *Appliances Submitted for Approval.*

951-25-SA—Sword Automatic Oil Burner, approval of.

836-25-SA—National Rotary Oil Burner, approval of.

1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.

1133-25-SA—Goulds Hand Rotary Pump, approval of.

## CALL OF CLERK'S CALENDAR.

TUESDAY, MARCH 2, 1926, AT 2 P. M.

### *Building Zone Cases.*

1066-25-BZ.

APPLICANT—Daniel Campbell, Jr., for Roland Lievendag, owner.

PREMISES—Northwest corner of Queens avenue and 24th street, Flushing, Queens.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1168-25-BZ.

APPLICANT—James A. Boyle, for Elizabeth J. Schaedle, Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners.

PREMISES—140-144 Devoe street, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1225-25-BZ.

APPLICANT—William F. Doyle, for Elbarth Realty Corp., owner.

PREMISES—2636-2656 Ocean avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection of an apartment house with stores on the 1st story.



# CALENDAR

1200-25-BZ.

APPLICANT—Edward P. Doyle, for Hargreen Realty Corp., owner.

PREMISES—588 Knickerbocker avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

1226-25-BZ.

APPLICANT—William F. Doyle, for Irville Realty Corp., owner.

PREMISES AFFECTED—377-383 Dahill road, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (warehouse).

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

PREMISES—46-50 Love lane, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

1239-25-BZ.

APPLICANT—Alfred H. Townley, for Car barn Corporation, owner.

PREMISES—110-130 West 51st street and 109-131 West 50th street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

## MARCH 2, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

278-25-A—280 Broadway, Manhattan.

792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.

424-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.

524-25-A—134 West 23rd street, Manhattan.

525-25-A—146 West 23rd street, Manhattan.

526-25-A—153 West 21st street, Manhattan.

507-25-A—60 Grand street, Manhattan.

508-25-A—64 Grand street, Manhattan.

624-25-A—18-20 Wooster street, Manhattan.

1159-25-A—43-47 West 16th street, Manhattan.

1219-25-A—207 East 51st street, Manhattan.

1222-25-A—490 Henry street, Brooklyn.

1224-25-A—43-47 West 16th street, Manhattan.

1165-25-A—35 Sixth avenue, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 2, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution,

of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooley and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

CAL. NO. 1213-25-BZ—Application, November 23, 1925, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, consulting engineer, for Isidore Resnikoff, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Brooklyn.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

CAL. NO. 1101-25-BZ—Application, October 27, 1925, under section 21 of the building zone resolution, of Bernard Stattman, applicant, on behalf of Bernard and Jacob Stattman, owners, to permit in a business district the erection and maintenance of a building to be used as a wet wash laundry; premises 54 Avenue U, Brooklyn.

CAL. NO. 1102-25-BZ—Application, October 27, 1925, under section 21 of the building zone resolution, of Bernard Stattman, applicant, on behalf of Bernard and Jacob Stattman, owners, to permit in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house; premises 50 Avenue U, Brooklyn.

CAL. NO. 1137-25-BZ—Application, November 6, 1925, under section 21 of the building zone resolution, of Deutsch and Schneider, architects, on behalf of Alice Jones, owner, to permit in a residence district the alteration and also the change of occupancy from a residence to a business use of the basement and 1st



# CALENDAR

story of an existing building occupied as a dwelling; premises 53 East 60th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## MARCH 2, 1926, 2 P. M.

### *Petitions for Variations.*

- 1024-25-S—336-338 West 25th street, Manhattan.
- 1126-25-S—330 West 34th street, Manhattan.
- 913-25-S—1424-1444 Broadway, Manhattan.
- 918-25-S—30-32 East 21st street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 892-25-S—56 West 46th street, Manhattan.
- 984-25-S—2-24 Cumberland street, Brooklyn.
- 1026-25-S—120-08-120-10 Jamaica avenue, Richmond Hill, Borough of Queens.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 1142-25-S—1708-1716 Atlantic avenue, Brooklyn.
- 1035-25-S—122 West 29th street, Manhattan.
- 1036-25-S—131 Liberty street, Manhattan.
- 1072-25-S—209 East 39th street, Manhattan.
- 1179-25-S—1459 Third avenue, Manhattan.
- 1196-25-S—778-80 Sixth avenue and 69-77 West 44th street, Manhattan.
- 1235-25-S—697 Fifth avenue, Manhattan.
- 1272-25-S—66 West 47th street, Manhattan.
- 1181-25-S—186-188 Franklin street, Manhattan.
- 1088-25-S—221-223 West 37th street, Manhattan.
- 1185-25-S—121 Chambers street and 103 Reade street, Manhattan.
- 1186-25-S—41-45 Washington avenue, Brooklyn.
- 1156-25-S—401-405 East 91st street, Manhattan.
- 862-25-S—197-199-201 Greene street, Manhattan.
- 1435-24-S—213 West 33rd street, Manhattan.

### *Appliances Submitted for Approval.*

- 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.
- 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.

## MARCH 9, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.
- 858-25-A—147 Wooster street, Manhattan.
- 1027-25-A—40-44 Pine street, Manhattan.
- 1070-25-A—611-625 West 43rd street, Manhattan.
- 1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.
- 1116-25-A—309-329 Johnson street, Brooklyn.
- 1182-25-A—147 Twelfth avenue, Long Island City, Borough of Queens.
- 1189-25-A—17 West 45th street, Manhattan.
- 1197-25-A—104-14 South 4th street, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 9, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 979-25-BZ—Application, September 22, 1925, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of A. E. DeBorja, owner, to permit partly in a residential district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 14 Hillside avenue, Jamaica, Borough of Queens.

CAL. NO. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, West Haven, Borough of Queens.

CAL. NO. 924-25-BZ—Application, September 11, 1925, under section 21 of the building zone resolution, of Goodhue Livingston, applicant, on behalf of Empire City Savings Bank, owner, to permit the omission of a lawful rear yard as provided in section 17 of the building zone resolution; premises 219-231 West 10th street, Manhattan.

CAL. NO. 1147-25-BZ—Application, November 7, 1925, under section 21 of the building zone resolution, of Charles P. Cannella, architect, on behalf of Julia Wyckoff, Julia Wyckoff and Adelaide E. Wyckoff, owners, to permit in a residential district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 446 New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## MARCH 9, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

- 1175-24-A—628-642 West 45th street, Manhattan.
- 969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.
- 1172-25-A—4401 Bronx boulevard, The Bronx.
- 1180-25-A—450-8 19th street, Brooklyn.
- 1199-25-A—Southeast corner of Ditmas avenue and Island avenue, Brooklyn.

## MARCH 16, 1926, 10 A. M.

### *Appeal from Administrative Order.*

- 539-25-A—210 Fifth avenue, Manhattan.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 16, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Company, owner, to permit in a residential district the erection and maintenance of a building extending from a business district.



# CALENDAR

for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman*.

## MARCH 16, 1926, 2 P. M.

### *Petitions for Variations.*

739-25-S—319-321 East 53rd street, Manhattan.

908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.

993-25-S—408-410 Broadway, Manhattan.

1117-25-S—309-329 Johnson street, Brooklyn.

1227-25-S—47-53 South 5th street, Brooklyn.

### *Appliance Submitted for Approval.*

1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.

## MARCH 23, 1926, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, March 23, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, FEBRUARY 16, 1926.

Present: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, February 9, 1926, and of the regular meeting of the board, held Tuesday afternoon, February 9, 1926, were approved as printed in the Bulletin, No. 7, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

350-25-A.

APPELLANT—Edward P. Doyle, for Robert Walton Goelet, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—637 Broadway, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 23, 1926, at 10 a. m., on written request of appellant.

388-25-A.

APPELLANT—Edward P. Doyle, for Robert Walton Goelet, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—641 Broadway, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 23, 1926, at 10 a. m., on written request of appellant.

278-25-A.

APPELLANT—The Frank A. Munsey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—280 Broadway, Manhattan.

APPEARANCES—

For Appellant: James F. Conway, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 2, 1926, at 10 a. m., on request of appellant's representative.

1132-25-A.

APPELLANT—Edward P. Doyle, for Mary T. Yourell, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1687 Broadway, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 23, 1926, at 10 a. m., on written request of appellant, for final disposition.

539-25-A.

APPELLANT—John J. Cray, for Masco Finance Co., Inc., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—210 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Alfred E. Smith, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 10 a. m., on request of appellant's representative.

733-25-A.

APPELLANT—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 23, 1926, at 10 a. m., on written request of appellant.



# MINUTES

909-25-A.

APPELLANT—Peerless Roofing & Construction Co., Inc.,  
for Richmond Weed, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—56 West 46th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon ..... 4

Absent: Commissioner Connell ..... 1

THE RESOLUTION:

(909-25-A)

WHEREAS, Peerless Roofing & Construction Co., Inc., for Richmond Weed, owner, filed, September 9, 1925, an appeal from the order of the fire commissioner, affecting premises No. 56 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 23, 1925, reads (Order No. 82993-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at south side of building, \* \* \*";

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. 6 in. by 100 ft. 6 in. in area at 1st story and 20 ft. 6 in. by 60 ft. 6 in. in area above; OCCUPIED as a tenant factory, 24 persons above the 1st story; and

WHEREAS, there are three openings (a fireproof door and two unprotected windows) in the southerly wall of the premises, on the 3rd, 4th and 5th stories, within 50 ft. of a tin-roofed two-story extension of a dwelling to the west; the two windows on the 2nd, 3rd, 4th and 5th stories in the southerly wall of the building in question being also within 30 ft. of openings in the westerly wall of a building to the east; and

WHEREAS, appellant contends that the openings directly adjacent to the tin-roofed extension forming the exposure are provided with fireproof doors, and contends, in re: to the exposures from the openings in the westerly wall of the building to the east, that the openings therein are fireproof.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

## BUILDING ZONE CASES.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Eveleth, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Inwood avenue and Macombs road, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., on request of applicant.

903-25-BZ.

APPLICANT—McCooley & Conroy, for N. & H. Building Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building

zone resolution, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—823-829 Classon avenue Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

For Opposition: Franklin M. Tomlin and Joseph Kopelman.

ACTION OF BOARD—Laid over to March 2, 1926, at 10 a. m., on request of applicant, for final disposition.

1120-25-BZ.

APPLICANT—John J. Dunnigan, for Folpad Realty Corp., owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Southeast corner of Atlantic avenue and Howard avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Erminio Biazzo.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., on written request of applicant.

979-25-BZ.

APPLICANT—McCooley & Conroy, for A. E. DeBaur, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-g and 21 of the building zone resolution, to permit partly in residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—144-18 Hillside avenue Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Murray Riskin.

For Opposition: Nicholas N. Pette.

ACTION OF BOARD—Laid over to March 9, 1926, at 10 a. m., on request of applicant, for final disposition.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and stock building.

PREMISES AFFECTED—4001-4011 14th avenue Brooklyn.

APPEARANCES—

For Applicant: Morris L. Kaufman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 2, 1926, at 10 a. m., on request of applicant.

651-25-BZ.

APPLICANT—John M. Baker, for William Hirsch, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# MINUTES

PREMISES AFFECTED—North side of Rockaway boulevard, 78 feet west of 90th street, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Samuel J. Burden.

For Opposition: Nicholas M. Pette and others.

ACTION OF BOARD—Laid over to March 9, 1926, at 10 a. m., on request of applicant's representative.

599-25-BZ.

APPLICANT—Eugene De Rosa, for Maxlam Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.

PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th street, The Bronx.

## APPEARANCES—None.

ACTION OF BOARD—Laid over to March 2, 1926, at 10 a. m.; no appearance.

972-25-BZ.

APPLICANT—McCooley & Conroy, for James Fennimore, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—767-793 East New York avenue, Brooklyn.

## APPEARANCES—

For Applicant: Murray Riskin.

For Opposition: Andrew S. Derby.

ACTION OF BOARD—Laid over to March 2, 1926, at 10 a. m., on request of applicant's representative.

1239-25-BZ.

APPLICANT—Alfred H. Townley, for Carbarn Corporation, owner.

SUBJECT—Application for acceptance (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—110-130 West 51st street and 109-131 West 50th street, Manhattan.

## APPEARANCES—

For Applicant: Alfred H. Townley.

For Opposition: None.

ACTION OF BOARD—New appeal accepted.

## THE VOTE TO ACCEPT NEW APPEAL—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

4

Negative .....

0

Absent: Commissioner Connell.....

1

1164-25-BZ.

APPLICANT—Logan Billingsley, for Jerome Avenue Exhibition Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.

PREMISES AFFECTED—West side of Jerome avenue, 144 feet north of East 176th street, The Bronx.

## APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to February 23, 1926, at 10 a. m., for full vote of the board.

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioner Holland and Chief Kenlon.....

3

Negative: Commissioner Guilfoyle.....

1

Absent: Commissioner Connell.....

1

982-25-BZ.

APPLICANT—Jacob Katz, for Highway Development Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—East side of Kings Highway, 406.34 feet north of Foster avenue, Brooklyn.

## APPEARANCES—

For Applicant: Herbert Cole.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

4

Negative .....

0

Absent: Commissioner Connell.....

1

1018-25-BZ.

APPLICANT—William F. Doyle, for George Potts, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—120-130 Terrace place, Brooklyn.

## APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Samuel J. Belfer.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon .....

4

Negative .....

0

Absent: Commissioner Connell.....

1

855-25-BZ.

APPLICANT—Max Geidel and Ernest Henke, for Ernest Henke and Henrietta Geidel, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline selling station.

PREMISES AFFECTED—Southeast corner of Page street and Hylan boulevard, Tottenville, Richmond.

## APPEARANCES—

For Applicant: Cornelius C. Beekman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

4



# MINUTES

Negative ..... 0  
Absent: Commissioner Connell..... 1  
THE RESOLUTION:

(855-25-BZ)

WHEREAS, Ernest Henke and Max Geidel, for Ernest Henke and Henrietta Geidel, owners, filed, August 26, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, and also a gasoline selling station; premises southeast corner Hylan boulevard, formerly Drumgoole avenue, and Page street (formerly avenue), Tottenville, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hylan boulevard and Page street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered August 10, 1925, reads:

"I hereby notify you that your application number N. B. 1445-1925, filed August 10, 1925, for the erection of a Public Garage and Filling Station located on the southeast corner of Drumgoole and Page avenues, Tottenville, is disapproved; being contrary to Zone Law. This locality being in a business zone."

and

WHEREAS, the premises consist of a plot of ground 150 ft. by 125 ft. in area, upon which it is proposed to erect a gasoline selling station, consisting of a 16 ft. by 32 ft. one-story hollow tile auto accessory building, tanks and pumps and also a one-story 50 ft. by 100 ft. non-fireproof garage for the storage of more than five motor vehicles; and

WHEREAS, the board concluded that applicant should be granted relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the establishing of a gasoline selling station at the southeast corner, formed by the intersection of Hylan boulevard and Page street, confined to plot 100 ft. square, *on condition* that return drawings shall be made to this board for approval as to design, material and layout of incidental structures or equipment, before submitting same to the fire and building departments; and that all permits required shall be obtained within nine months and all work entailed thereby shall be completed within eighteen months.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, FEBRUARY 16, 1926.

Present: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

1024-25-S.

PETITIONER—Samuel Cohen, for Catalino Realty Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—336-338 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Max Siegel.

ACTION OF BOARD—Laid over to March 2, 1926, at 2 p. m., to produce approval of tenement house department as to the use other than a tenement house on same plot.

1126-25-S.

PETITIONER—J. C. Penney Bldg. & Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—330 West 34th street, Manhattan.

APPEARANCES—

For Petitioner: J. F. Miller.

ACTION OF BOARD—Laid over to March 2, 1926, at 2 p. m., on request of petitioner.

913-25-S.

PETITIONER—Buchman & Kahn, for Rutley's, Inc., lessee.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—1424-1444 Broadway, Manhattan.

### APPEARANCES—

For Petitioner: Vincent J. Malone.

ACTION OF BOARD—Laid over to March 2, 1926, at 2 p. m., on request of petitioner.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B. Fischer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

APPEARANCES—

For Petitioner: F. R. Hann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 2, 1926, at 2 p. m., on request of petitioner.

734-25-S.

PETITIONER—Buchman & Kahn, for Siden Building Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 2, 1926, at 2 p. m., on request of petitioner.

862-25-S.

PETITIONER—G. A. & H. Boehm, for No. 124 West 47th street Company, Inc., owner.

SUBJECT—Application for reopening; variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—197-199-201 Greene street, Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: George A. Boehm.

ACTION OF BOARD—Reopened and set for hearing on March 2, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Connell..... 1

1435-24-S.

PETITIONER—Joseph E. Marx, for Penn Trading Co., Inc., lessee.

SUBJECT—Application for reopening; variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—213 West 33rd street, Manhattan.

## APPEARANCES—

For Petitioner: Joseph E. Marx.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Reopened and set for hearing on March 2, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Connell..... 1

1201-25-S.

PETITIONER—Leo Lindner, lessee.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—649 Classon avenue, Brooklyn.

## APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Connell..... 1

748-25-S.

PETITIONER—W. C. W. Child, for Century Stearic Acid & Candle Works, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—380 South street and 341-343-345 Front street, Manhattan.

## APPEARANCES—

For Petitioner: W. C. W. Child.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Connell..... 1

## THE RESOLUTION:

(748-25-S)

WHEREAS, W. C. W. Child, for Century Stearic Acid and Candle Works, filed, July 17, 1925, a petition for variation from the requirements of the labor law, as cited in the

order of the fire commissioner, affecting premises No. 380 South street and 341-3-5 Front street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 25, 1925, reads (Order No. 74507-LD):

"1. Remove the substandard fire escape on the front of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 9, 1924. Among the defects noted are the following:

"(1) Windows on course not fireproof, self-closing.

"(2) No 60 degree connecting stairway.

"(3) No proper egress from termination.

"2. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. Note: Among the defects noted are the following:

"(1) Connecting stairs are not 60 degree.

"(2) Windows on course are not fireproof, self-closing.

"(3) No fireproof passageway from termination to street.";

and

WHEREAS, the building is non-fireproof, extending through the block from street to street, four stories in height in the South street section, and a clerestory (equivalent to two stories) in height in the Front street section, 70 ft. 6 in. by 140 ft. in area at 1st and 2nd stories and 70 ft. 6 in. by 94 ft. in area above; OCCUPIED for the manufacture of glycerine, acids, etc., 34 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS (South street section of building): An interior wooden stairway, extending from the 1st story to top story; enclosed in wooden partitions with wooden doors at openings; one flight of wooden stairs, at rear, extending from 3rd story to 4th story; two sub-standard fire escapes, one on the front and one on the rear, having non-fireproof openings along the course thereof, extending from top story to the ground; the rear fire escapes terminate in an enclosed court, with egress through the building to Front street; ROOFS of adjoining buildings 25 ft. lower at north and south; and

WHEREAS, the petitioner proposes to comply with Item 1 of Order No. 74507-LD, by removing the sub-standard fire escapes on South street front; re: Item 2, the petitioner proposes to construct a fire escape balcony at rear of top story, with a 60 degree stairs to an iron passageway extending over the roof of the Front street section of the building to a 60 degree stairs leading to a platform, provided with a counterbalanced drop ladder to sidewalk on Front street; the windows opening on the new balcony at rear of top story will be made fireproof.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 2 of Order 74507, only so far as it affects the fireproof passageway required, on condition that all openings on the interior court shall be fireproofed throughout and that a fire escape balcony with not less than 60 degree stairs shall be provided from the 2nd story to the roof of the one-story building on Front street; that the fire escape from the rear of the top story on the South street building shall be provided with iron fire escape bridge, crossing over to the Front street elevation with stairs to an intermediate balcony and equipped with counterbalanced stairs at the termination to the street; and that the under side of the roof of the one-story non-fireproof structure on the Front street side shall be fire retarded in accordance with the rules of the board of standards and appeals; and that the plant shall be not increased in height, area or dimension; and denied as to Item No. 1.



# MINUTES

898-25-S.

PETITIONER—Spad Manufacturing Co., Inc., for 215 West 40th Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—215-217 West 40th street, Manhattan.

APPEARANCES—

For Petitioner: O. K. Fraenkel.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	4
Absent: Commissioner Connell.....	1

THE RESOLUTION:

(898-25-S)

WHEREAS, Spad Manufacturing Company, Inc., for The 215 West 40th Street Corporation, owner, filed, September 3, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 215-17 West 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 6, 1925, reads (Order No. 81905-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 14 stories in height, 48 ft. by 82 ft. in area; OCCUPIED, tenant factory, 207 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupying the 9th story for the purpose of assembling parts of a timing device for gas engines with 30 persons employed, claims that the wooden partitions are 7 ft. in height, and a total length of 170 ft.; that a length of 52 ft. of such partitions are extended to the ceiling by glass sashes; that no machinery of any kind is used, and no fire hazard exists.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

971-25-S.

PETITIONER—H. H. Murdock, for 142 West 24th Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—142-146 West 24th street, Manhattan.

APPEARANCES—

For Petitioner: H. H. Murdock.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	4
Negative .....	0
Absent: Commissioner Connell.....	1

THE RESOLUTION:

(971-25-S)

WHEREAS, H. H. Murdock, for 142 West 24th Street Corp., owner, filed, September 18, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises Nos. 142-146 West 24th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 22, 1925, reads (Order No. 83248-LD):

"1. Provide safe and unobstructed egress from the lower termination of the exterior screened stairway a rear of building independent of other exit from the building, by constructing a fireproof passageway with an unobstructed width of at least three feet through out leading to the street, adequately lighted at all time during working hours or by means of providing access to an open area having communication with the street as per Section 268 of the Labor Law.";

and

WHEREAS, the building is fireproof, 12 stories in height, 55 ft. 9 in. by 96 ft. 3 in. in area at 1st story and 55 ft. 9 in. by 90 ft. in area above; OCCUPIED as a tenant factory, approximately 250 persons above the 1st story EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the mezzanine story fire escape balcony; with EGRESS from the termination of the exterior screened stairway by means of a 3 ft. 6 in. wide passageway on the mezzanine story leading to the main stairway and thence to street; and

WHEREAS, petitioner contends that the existing means of egress from the termination of the fire escape are adequate and that the building has been occupied as a factory since prior to 1913.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the exterior screened stairway through a continuous and independent passageway, on condition that a passageway shall be provided from the termination of the exterior screened stairway on the mezzanine floor connecting to the main interior stairway with direct egress therefrom to the street, and that the occupancy shall not exceed the capacity of the interior stairway with allowance for an existing automatic sprinkler system.

664-25-S.

PETITIONER—H. Davis & Son, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—240-246 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: George Davis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent: Commissioner Connell.....	

THE RESOLUTION:

(664-25-S)

WHEREAS, H. Davis & Son, lessee, filed, June 26, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 240-46 West 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 19, 1925, reads (Order No. 77859-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, 100 ft. by 98 ft. 9 in. in area; OCCUPIED as a factory



# MINUTES

building; 45 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system, also standpipes. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupant of the 8th story, proposes to remove the centre cross partition; he contends that the hardwood partitions, 7 ft. high, enclosing the women's dressing room on the west side, also the partitions of plaster boards on studs extending from floor to ceiling at north-west corner of the loft, is a very necessary adjunct to his business, and requests the board to permit them to remain intact.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the existing partition on the eighth story, enclosing the room on the northeast front of building, and the existing 3 in. block partition on the westerly front of the structure, on condition that all openings in block partition shall be equipped with self-closing fireproof doors, and that all other non-fireproof partitions shall be removed; and that the entire premises shall be equipped with an approved sprinkler system; the order to be complied with in all other respects.

1221-25-S.

PETITIONER—George F. Pelham, for Kermacoe Realty Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—257-267 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: B. M. Sylvan.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	4
Negative .....	0
Absent: Commissioner Connell.....	1

THE RESOLUTION:

(1221-25-S)

WHEREAS, George F. Pelham, for Kermacoe Realty Co., owner, filed, November 24, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises No. 257-267 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 20, 1925, reads (re: Application No. 131):

"16. Store front and second story front windows should be constructed as per Section 264 of Labor Law, and Rule 503 of Industrial Code.";

and WHEREAS, the building is fireproof, 16 stories in height, 126 ft. by 100 ft. in area; OCCUPIED for stores, lofts, offices and show rooms; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways extending from roof to 1st story, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, there are openings on the 1st and 2nd stories, in the street walls of the building, glazed with  $\frac{1}{4}$  in. plate glass. The maximum area of the glass on the 1st story being 6 ft. by 10 ft. in area and the maximum area on the 2nd story being 7 ft. by 11 ft. 6 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the use of the lowest two stories and would, also, affect the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the window openings of the lower two stories on street front, on condition that these openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the labor law requirements shall be complied with in all other respects.

70-26-S.

PETITIONER—Walter H. Volckening, for Henri Bendel, Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—15 West 56th street and 14 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: Walter H. Volckening.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	4
Negative .....	0
Absent: Commissioner Connell.....	1

THE RESOLUTION:

(70-26-S)

WHEREAS, Walter H. Volckening, for Henri Bendel, Inc., owner, filed, January 26, 1926, a petition, with the board of standards and appeals from a decision of the superintendent of buildings, affecting premises 15 West 56th street and 14 West 57th street, Manhattan.

WHEREAS, the decision of the superintendent of buildings, Alt. 482-1925, dated January 21, 1926, reads:

"20. Method of fire retarding stair enclosure does not comply with Rule 504 of Industrial Code.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 89 ft. in area in 1st story and 25 ft. by 59 ft. 5 in. in area above. OCCUPIED: Cellar, storage, 2 persons; 1st story, store, 5 persons; 2nd story, lunch room, 5 persons; 3rd, 4th and 5th stories, work rooms, a total of 86 persons above the 1st story; the means of EGRESS consisting of an interior stairway extending from the 1st story to the roof, enclosed in the lower stories in brick partitions with fire doors at the openings, and in lath and plaster partitions above; a fire escape in the 3rd, 4th and 5th stories connecting with the building to the rear, a horizontal exit in the cellar connecting with the building in the rear on 57th street; and

WHEREAS, petitioner proposes to leave the present lath and plaster on the room side of the stair hall partition enclosure on all stories, to remove the lath and plaster on the hall side, and to fill in between the 4 in. by 6 in. spruce studs, which are set 16 in. on the center, with gypsum block, and to cover this hall side enclosure with metal lath and  $\frac{3}{4}$  in. Portland cement mortar; all door openings to be protected with self-closing fireproof doors and to install a fire alarm signal system.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the existing stairhall enclosure partition shall be filled in throughout with 4 in. gypsum block, the full width of the stud, fire-stopped from floor to floor throughout; and that the hall side shall be finished with Portland cement mortar on metal lath, all openings in the stairhall enclosure to be equipped with self-closing fireproof doors and that an approved fire alarm signal system shall be installed; only so long as conditions as to occupancy and use remain substantially unchanged.



# MINUTES

## APPLIANCES SUBMITTED FOR APPROVAL.

985-25-SA.

PETITIONER—Amdyco Corporation.

SUBJECT—Approval of Amdyco Foam Fire Extinguisher.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

735-24-SA.

PETITIONER—Petroleum Heat & Power Company.

SUBJECT—Approval of Petro Mechanical Burner and Air Register.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and device approved for use with Grade A oil.

THE VOTE TO ADOPT REPORT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell ..... 1

THE VOTE TO APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0  
Absent: Commissioner Connell ..... 1

## THE RESOLUTION:

(735-24-SA)

WHEREAS, the Petroleum Heat and Power Company filed, May 27, 1924, a petition with the board of standards and appeals for approval of its device, known as the Petro Mechanical Oil Burner and Air Register; and

WHEREAS, a committee of the board inspected this device in operation in the Municipal Building, New York, and recommended the approval of the device for use with Grade A fuel oil.

Resolved, that the board of standards and appeals does hereby approve the device known as the Petro Mechanical Oil Burner and Air Register for use with Grade A fuel oil in commercial and industrial installations when used in conjunction with fuel oil burning equipment, installed as required by the rules of the board of standards and appeals and operated in compliance with such rules and under the supervision of a licensed engineer.

Adjourned 5.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# RULES

## COVERING THE DESIGN OF REINFORCED CONCRETE FLAT SLABS.

Adopted by the Board of Standards and Appeals, July 8, 1920, under Cal. 395-20-S.

**Rule 1. Application.** The rules governing the design of reinforced concrete flat slabs shall apply to such floors and roofs, consisting of three or more rows of slabs, without beams or girders, supported on columns, the construction being continuous over the columns and forming with them a monolithic structure.

**Rule 2. Compliance with Building Code.** In the design of reinforced concrete flat slabs, the provisions of article 16 of the building code shall govern with respect to such matters as are specified therein.

**Rule 3. Assumptions.** In calculations for the strength of reinforced concrete flat slabs, the following assumptions shall be made:

(a) A plane section before bending remains plane after bending;

(b) The modulus of elasticity of concrete in compression within the allowable working stresses is constant;

(c) The adhesion between concrete and reinforcement is perfect;

(d) The tensile strength of concrete is nil;

(e) Initial stress in the reinforcement due to contraction or expansion in the concrete is negligible.

**Rule 4. Stresses.** (a) The allowable unit shear in reinforced concrete flat slabs on the bd section around the perimeter of the column capital shall not exceed one hundred twenty (120) pounds per square inch; and the allowable unit shearing stress on the bjd section around the perimeter of the drop shall not exceed sixty (60) pounds per square inch, provided that the reinforcement is so arranged or anchored that the stress may be fully developed for both positive and negative moments.

(b) The extreme fibre stress to be used in concrete in compression at the column head section shall not exceed seven hundred fifty (750) pounds per square inch.

**Rule 5. Columns.** For columns supporting reinforced concrete flat slabs, the least dimension of any column shall be not less than one-fifteenth ( $1/15$ ) of the average span of any slabs supported by the columns; but in no case shall such least dimension of any interior column supporting a floor or roof be less than sixteen (16) inches when round nor fourteen (14) inches when square; nor shall the least dimension of any exterior column be less than fourteen (14) inches.

**Rule 6. Column Capital.** Every reinforced concrete column supporting a flat slab shall be provided with a capital whose diameter is not less than 0.225 of the average span of any slabs supported by it. Such diameter shall be measured where the vertical thickness of the capital is at least one and one-half ( $1\frac{1}{2}$ ) inches, and shall be the diameter of the inscribed circle in that horizontal plane. The slope of the capital considered effective below the point where its diameter is measured shall nowhere make an angle with the vertical of more than forty-five (45) degrees. In case a cap of less dimensions than hereinafter described as a drop, is placed above the column capital, the part of this cap enclosed within the lines of the column capital extended upward to the bottom of the slab or drop at the slope of forty-five (45) degrees may be considered as part of the column capital in determining the diameter for design purposes.

**Rule 7. Drop.** When a reinforced concrete flat slab is thicker in that portion adjacent to or surrounding the column, the thickened portion shall be known as a drop. The width of such drop when used, shall be determined by the shearing stress in the slab around the perimeter of the drop, but in no case shall the width be less than 0.33 of the average span of any slabs of which it forms a part. In computing the thickness of drop required by the negative moment on the column head section, the width of the drop only shall be considered as effective in resisting the compressive stress, but in no case shall the thickness of such drops be less than 0.33 of the thickness



# RULES

of the slab. Where drops are used over interior columns, corresponding drops shall be employed over exterior columns and shall extend to the one-sixth ( $1/6$ ) point of the panel from the center of the column.

**Rule 8. Slab Thickness.** The thickness of a reinforced concrete flat slab shall be not less than that derived by the formulae  $t = 0.024 L \sqrt{w} + 1\frac{1}{2}$  for slabs without drops, and  $t = 0.02 L \sqrt{w} + 1$  for slabs with drops, in which  $t$  is the thickness of the slab in inches,  $L$  is the average span of the slab in feet, and  $w$  is the total live and dead load in pounds per square foot; but in no case shall this thickness be less than one-thirty-second ( $1/32$ ) of the average span of the slab for floors, nor less than one-fortieth ( $1/40$ ) of the average span of the slab for roofs, nor less than six (6) inches for floors nor less than five (5) inches for roofs.

**Rule 9. Reinforcement.** (a) In the calculation of moments at any section, all the reinforcing bars which cross that section may be used, provided that such bars extend far enough on each side of such section to develop the full amount of the stress at that section. The effective area of the reinforcement at any moment section shall be the sectional area of the bars crossing such section multiplied by the sine of the angle of such bars with the plane of the section. The distribution of the reinforcement of the several bands shall be arranged to fully provide for the intermediate moments at any section.

(b) Splices in bars may be made wherever convenient but are preferably at points of minimum stress. The length of any splice shall be not less than eighty (80) bar diameters and in no case less than two (2) feet. The splicing of adjacent bars shall be avoided as far as possible. Slab bars which are lapped over the column, the sectional area of both being included in the calculation for negative moment, shall extend to the lines of inflection beyond the column center.

(c) When the reinforcement is arranged in bands, at least fifty (50) per cent of the bars in any band shall be of a length not less than the distance center to center of columns measured rectangularly and diagonally; on bars used as positive reinforcement shall be of a length less than half ( $1/2$ ) the panel length plus forty (40) bar diameters for cross bands, or less than seven-tenths ( $7/10$ ) of the panel length plus forty (40) bar diameters for diagonal bands and no bars used as negative reinforcement shall be of a length less than half ( $1/2$ ) the panel length. All reinforcement framing perpendicular to the wall in exterior panels shall extend to the outer edge of the panel and shall be hooked or otherwise anchored.

(d) Adequate means shall be provided for properly maintaining all slab reinforcement in the position assumed by the computations.

**Rule 10. Line of Inflection.** In the design of reinforced concrete flat slab construction, for the purpose of making calculations of the bending moments at sections other than defined in these rules, the line of inflection shall be considered as being located one-quarter ( $1/4$ ) the distance, center to center, of columns, rectangularly and diagonally, from center of columns for panels without drops, and three-tenths ( $3/10$ ) of such distance for panels with drops.

**Rule 11. Moment Sections.** For the purpose of design of reinforced concrete flat slabs, that portion of the section across a panel, along a line midway between columns, which lies within the middle two quarters of the width of the panel shall be known as the inner section, and those portions of the section in the two outer quarters of the width of the panel shall be known as the outer sections. Of the section which follows a panel edge from column to column and which includes the quarter perimeters of the edges of the column capitals, that portion within the middle two quarters of the panel width shall

be known as the mid section and the two remaining portions, each having a projected width equal to one-quarter of the panel width, shall be known as the column head sections.

**Rule 12. Bending Moments.** In the design of reinforced concrete flat slabs the following provisions with respect to bending moments shall be observed. In the moment expressions used:

$W$  is the total dead and live load on the panel under consideration, including the weight of drop whether a square, rectangle or parallelogram;

$W_1$  is the total live load on the panel under consideration;

$L$  is the length of side of a square panel center to center of columns; or the average span of a rectangular panel which is the mean length of the two sides;

$n$  is the ratio of the greater to the less dimension of the panel;

$h$  is the unsupported length of a column in inches, measured from top of slab to base of capital;

$I$  is the moment of inertia of the reinforced concrete column section.

**A. Interior Square Panels.** The numerical sum of the positive and negative moments shall be not less than  $1/17 W L$ . A variation of plus or minus five (5) per cent shall be permitted in the expression for the moment on any section, but in no case shall the sum of the negative moments be less than sixty-six (66) per cent of the total moment, nor the sum of the positive moments be less than thirty-four (34) per cent of the total moment for slabs with drops; nor shall the sum of the negative moments be less than sixty (60) per cent of the total moment, nor the sum of the positive moments be less than forty (40) per cent of the total moment for slabs without drops.

1. In *two-way systems*, for slabs with drops, the negative moment resisted on two column head sections shall be  $-1/32 W L$ ; the negative moment on the mid section shall be  $-1/133 W L$ ; the positive moment on the two outer sections shall be  $+1/80 W L$  and the positive moment on the inner section shall be  $+1/133 W L$ ; and for slabs without drops, the negative moment resisted on two column head sections shall be  $-1/36 W L$ , the negative moment on the mid section shall be  $-1/133 W L$ , the positive moment on the two outer sections shall be  $+1/63 W L$  and the positive moment on the inner section shall be  $+1/133 W L$ .

2. In *four-way systems*, the negative moments shall be as specified for Two-Way Systems; the positive moment on the two outer sections shall be  $+1/100 W L$  and the positive moment on the inner section shall be  $+1/100 W L$  for slabs with drops; and the positive moment on the two outer sections shall be  $+1/174 W L$ , and the positive moment on the inner section shall be  $+1/100 W L$ , for slabs without drops.

3. In *three-way systems*, the negative moment on the column head and mid sections and the positive moment on the two outer sections, shall be as specified for Four-Way Systems. In the expression for the bending moments on the various sections, the length  $L$  shall be assumed as the distance center to center of columns and the load  $W$  as the load on the parallelogram panel.

**B. Interior Rectangular Panels.**

1. When the ratio  $n$  does not exceed 1.1, all computations shall be based on a square panel of a length equal to the average span, and the reinforcement shall be equally distributed in the short and long directions according to the bending moment coefficients specified for interior square panels.

2. When the ratio  $n$  lies between 1.1 and 1.33, the bending moment coefficients specified for interior square panels shall be applied in the following manner:

(a) In *two-way systems*, the negative moments on the two column head sections and the mid section and the positive moment on the two outer sections and the



# RULES

inner section at right angles to the long direction shall be determined as for a square panel of a length equal to the greater dimension of the rectangular panel; and the corresponding moments on the sections at right angles to the short direction shall be determined as for a square panel of a length equal to the lesser dimension of the rectangular panel. In no case shall the amount of reinforcement in the short direction be less than two-thirds ( $2/3$ ) of that in the long direction. The load  $W$  shall be taken as the load on the rectangular panel under consideration.

(b) In *four-way systems*, for the rectangular bands, the negative moment on the column head sections and the positive moment on the outer sections shall be determined in the same manner as indicated for *two-way systems*.

For the diagonal bands the negative moments on the column head and mid sections and the positive moment on the inner section shall be determined as for a square panel of a length equal to the average span of the rectangle. The load  $W$  shall be taken as the load on the rectangular panel under consideration.

(c) In *three-way systems*, the negative and positive moments on the bands running parallel to the long direction shall be determined as for a square whose side is equal to the greater dimension; and the moments on the bands running parallel to the short direction shall be determined as for a square whose side is equal to the lesser dimension. The load  $W$  shall be taken as the load on the parallelogram panel under consideration.

**C. Exterior Panels.** The negative moments at the first interior row of columns and the positive moments at the center of the exterior panels on moment sections parallel to the wall, shall be increased twenty (20) per cent over those specified above for interior panels. The negative moment on moment sections at the wall and parallel thereto shall be determined by the conditions of restraint, but the negative moment on the mid section shall never be considered less than fifty (50) per cent and the negative moment on the column head sec-

tion never less than eighty (80) per cent of the corresponding moments at the first interior row of columns.

**D. Interior Columns** shall be designed for the bending moments developed by unequally loaded panels, eccentric loading or uneven spacing of columns. The bending moment resulting from unequally loaded panels shall be considered as  $1/40 W_1 L$ , and shall be resisted by the columns immediately above and below the floor line under consideration in direct proportion to the values of their ratios of  $I/h$ .

**E. Wall Columns** shall be designed to resist bending in the same manner as interior columns, except that  $W$  shall be substituted for  $W_1$  in the formula for the moment. The moment so computed may be reduced by the counter moment of the weight of the structure which projects beyond the center line of the wall columns.

**F. Roof Columns** shall be designed to resist the total moment resulting from unequally loaded panels, as expressed by the formulae in paragraphs (D) and (E) of this rule.

**Rule 13. Walls and Openings.** In the design and construction of reinforced concrete flat slabs, additional slab thickness, girders or beams shall be provided to carry any walls or concentrated loads in addition to the specified uniform live and dead loads. Such girders or beams shall be assumed to carry twenty (20) per cent of the total live and dead panel load in addition to the wall load. Beams shall also be provided in case openings in the floor reduce the working strength of the slab below the prescribed carrying capacity.

**Rule 14. Special Panels.** For structures having a width of less than three (3) rows of slabs, or in which exterior drops, capitals or columns are omitted, or in which irregular or special panels are used, and for which the rules relating to the design of reinforced flat slabs do not directly apply, the computations in the analysis of the design of such panels, shall, when so required, be filed with the superintendent of buildings.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals,  
March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1923; amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards and Appeals July 29, 1924.

**Rule 1.**—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding that portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant

**Rule 2.**—Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills, properly secured. When sill is more than 8 inches above the floor level, and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

**Rule 4.**—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appeals from Administrative Orders.*

The forty-eight pier cases listed herewith were laid over, pending decision by the Supreme Court on a test case.

### *Pier Cases.*

- 480-19-A—Piers 4 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 594-19-A—Pier 8, North River, Manhattan.
- 595-19-A—Pier 44, East River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 890-19-A—Pier 70, East River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.
- 31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
- 265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
- 266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
- 267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.
- 268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
- 269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.
- 270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
- 271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
- 272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
- 273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
- 318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
- 352-20-A—Pier 3, Wallabout basin, foot of Washington and E streets, Brooklyn.
- 353-20-A—Pier 2, Wallabout basin, foot of Washington and F streets, Brooklyn.
- 383-20-A—Pier 20, East River Manhattan.
- 420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.
- 421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
- 422-20-A—Pier 29, foot of Harrison street, Brooklyn.

- 423-20-A—Pier 32, foot of Degraw street, Brooklyn.
- 471-20-A—Pier between North 4th and 5th streets, Brooklyn.
- 907-21-A—East side South street, foot of Dover street, Manhattan.
- 1205-21-A—Pier No. 21, East River, east side South street, foot of Dover street, Manhattan.
- 1302-21-A—Pier 15, East River, Manhattan.
- 1541-21-A—Pier 3, between Main and Dock streets, Brooklyn.
- 1542-21-A—Pier 3, between Main and Dock Streets, Brooklyn.
- 1543-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1544-21-A—Pier 2, between Main and Dock streets, Brooklyn.
- 1545-21-A—Pier 2, between Main and Dock streets, Brooklyn.

## BOARD OF STANDARDS AND APPEALS

### *Appliances Submitted for Approval.*

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connector, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.
- 1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1169-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1339-23-SA—National Light Service Oil Pump, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1358-23-SA—Worthington Oil Burner, approval of.
- 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 1484-23-SA—Universal G. P. O. Burner, approval of.
- 1493-23-SA—Newport Rotary Oil Burner, approval of.
- 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 254-24-SA—Sherman Oil Burner, approval of.
- 269-24-SA—Universe Oil Burner, approval of.
- 365-24-SA—Koaless Oil Burner, approval of.
- 379-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 503-24-SA—Kinney Rotating Plunger Pump, approval of.
- 536-24-SA—Climax Oil Burner, approval of.
- 654-24-SA—Marvel Oil Burner, approval of.
- 702-24-SA—Simplex Mechanical Oil Burner, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 826-24-SA—Heymsfield Low Pressure Burner, approval of.
- 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.**
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Siphon Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 887-25-SA—Moussette Oil Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.
- 1060-25-SA—Rotary Pressure Pump, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918; REVISED MAY 13, 1919.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

### Rule 2. Definitions Relating to Elevators.

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely re-

newed, at the discretion of the superintendent of buildings. Where hand power elevators are changed to power driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lift capacity of the machinery and the operation of the up and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speed exceeding one hundred (100) feet per minute, and hand-power elevators with a rise of more than fifty (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and safety device and the slack rope device when required and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift.

The cars of power-driven elevators having speed of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At normal speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge and control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having legible letters and figures on same, which shall designate the number of pounds weight which said elevator is safely carry.

Future installations shall be designed to sustain all their parts a load per square foot of platform area inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet
- (c) 50 pounds for hand-power passenger elevators

**Rule 8. Rules to be Posted.** In the car of a passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the



# RULES

ion of elevators as he may deem necessary to insure public safety, including the number of passengers that each car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt drive from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls. No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

**Rule 12. Hoistway Enclosure.** In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure shall be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ( $1\frac{1}{2}$ ) inches; when grille work is used there shall be not more than one and one-half ( $1\frac{1}{2}$ ) inches space between any two members, except that where plain straight bars, not filled in with glass, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ( $\frac{3}{8}$ ) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by any regulation as a shaft enclosure is altered, such

alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;

(d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the



# RULES

uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved limit devices as follows:

- (a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;
- (b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;
- (c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;
- (d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;
- (e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;
- (f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the

operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

**Rule 24. Escalators.** In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half ( $\frac{1}{2}$ ) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have a trap



# RULES

in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car. In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide a trap door, this requirement may be waived by the superintendent of buildings, in case of emergency, accessible through shaft openings, or to an adjacent car.

**Rule 28. Freight Car Enclosure.** In existing and new installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, if this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and new installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a height that will reject a one and one-half (1½) inch diameter ball. Sections of the cover or grating may be hinged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where cars are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch, between the floor of the car and the floor saddles, where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations, guide rails for both car and counterweights of all elevators except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with cast or wrought iron brackets of such strength and so spaced that the guide rails and their fittings shall be able to safely withstand the application of the safety when stopping a fully loaded car in test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and shall be tongued and grooved or doweled, and shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support. The weights of steel or iron guide rails shall be not less than given in the following table:

GROSS WEIGHT OF GUIDE RAILS PER LINEAL FOOT.	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
4000 lbs. ....	7½	7½	7½	6½
15000 " ....	14	14	14	7½
40000 " ....	30	30	30	7½

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth (1/40) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom

(Continued on page 224)



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	17
Cases filed up to and including February 17, 1926 ....	135	Dismissed .....	4
Restored to calendar .....	6	Denied .....	39
		Granted .....	0
		Granted on condition .....	105
		Appliances approved .....	1
		Appliances dismissed, disapproved or withdrawn.....	1
		Rules approved .....	0
		Rules disapproved or rescinded .....	0
		MISCELLANEOUS ACTIONS.	
		Requests to reopen granted .....	15
		Requests to reopen denied .....	1
		Requests to amend granted .....	3
		Requests to amend denied .....	0
		Requests for modification granted .....	4
		Requests for modification denied .....	0
		Requests to rescind granted .....	0
		Requests to rescind denied .....	0
		Requests for extension of time granted .....	1
		Requests for extension of time denied .....	0
		Requests for extension of permit granted .....	3
		Requests for extension of permit denied .....	0
		Requests to install granted .....	0
		Requests to install denied .....	0
		Plans approved .....	2
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn .....	0
		Interpretations .....	0
		Requests withdrawn or dismissed .....	0
		Total .....	202
Total .....	913		
Disposed of .....	202		
Cases pending February 17, 1926 .....	711		

(Continued from page 223)

of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installa-

tions in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.



# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

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TELEPHONE—Worth 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, February 23, 1926, at 10 a. m.

Minutes of Regular Meeting, February 23, 1926, at 2 p. m.

Corrections.

Reserve Calendar.

Rules.

Progress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 2, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 9, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending February 24, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
153-26-A.....	F.D. ....	W. 49th to 50th sts. & 8th ave., Man.                      Applic. 414-1926.
152-26-BZ.....	B.B.Bx. ....	1791 Boston rd., Bx. Decision.
151-26-BZ.....	B.B.M. ....	81 W. 118th st., Man. Viol. No. 2226-1925
150-26-S.....	F.D. ....	22 E. 65th st., Man. LD-84424.
149-26-A.....	F.D. ....	1381-1387 Sedgwick ave., Bx. F-89918.
148-26-A.....	F.D. ....	323 Kosciusko st., Bklyn. F-64634-64635.
147-26-S.....	F.D. ....	323 Kosciusko st., Bklyn. LD-64630.
146-26-BZ.....	B.B.M. ....	253-263 Nagle ave., Man. N. B. 46-1925.
145-26-BZ.....	B.B.M. ....	52-54 W. 67th st., Man. Zone Viol. 66-1926.
144-26-A.....	F.D. ....	1-5 Franklin ave., Bklyn. LC-1634.
143-26-A.....	F.D. ....	50-54 Greenpoint ave., Bklyn. F-86153.
142-26-A.....	F.D. ....	156 W. 44th st., Man. N. B. 2684-1925.
141-26-A.....	F.D. ....	370 9th ave., Man. Alt. 2560-1924 & LC-32871.
140-26-A.....	F.D. ....	S. S. of Skillman ave., from Moore to Rawson sts., L. I. City, Q.                      F-85980.
139-26-A.....	F.D. ....	348 Fulton st., Bklyn. F-85699.
138-26-S.....	F.D. ....	348 Fulton st., Bklyn. LD-85697.
137-26-BZ.....	B.B.B. ....	8224-8226 18th ave., Bklyn. Applic. 2156-1926.
136-26-S.....	F.D. ....	2346-2348 3rd ave., Man. LD-89328-89329-89330.

## *Restored to Calendar.*

1052-25-BZ.....	B.B.B. ....	56-58 Kosciusko st., Bklyn. Applic. 18002-1925.
726-25-A.....	F.D. ....	159 Varet st., Bklyn. F-54590.

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, MARCH 2, 1926, AT 2 P. M.**

### *Building Zone Cases.*

1066-25-BZ.	APPLICANT—Daniel Campbell, Jr., for Roland Lieven- dag, owner. PREMISES—Northwest corner of Queens avenue and 24th street, Flushing, Queens. APPLICATION, under section 7g of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
1168-25-BZ.	APPLICANT—James A. Boyle, for Elizabeth J. Schaedle Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners. PREMISES—140-144 Devoe street, Brooklyn. APPLICATION, under section 7e of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
1059-25-BZ.	APPLICANT—Eugene De Rosa, for Hamford Real Corp., owner. PREMISES—West side of Jerome avenue, 100 ft. south of 190th street, The Bronx. APPLICATION, under sections 7b and 21 of the building zone resolution, TO PERMIT the extension from a business district into a residence district of a proposed building to be used as a theatre.
1225-25-BZ.	APPLICANT—William F. Doyle, for Elbarth Real Corp., owner. PREMISES—2636-2656 Ocean avenue, Brooklyn. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT in a residence district the erection of apartment house with stores on the 1st story.
1200-25-BZ.	APPLICANT—Edward P. Doyle, for Hargreen Real Corp., owner. PREMISES—588 Knickerbocker avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline selling station.
1226-25-BZ.	APPLICANT—William F. Doyle, for Irville Realty Co. owner. PREMISES AFFECTED—377-383 Dahill road, Brooklyn. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT the extension, from a business district into a residence district, of a proposed business building (warehouse).
1305-25-BZ.	APPLICANT—Harry Landy, for Love Lane Garage Co. owner. PREMISES—46-50 Love lane, Brooklyn. APPLICATION, under sections 7e and 21 of the building zone resolution,



# CALENDAR

PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

89-25-BZ.

APPLICANT—Alfred H. Townley, for Car barn Corporation, owner.

PREMISES—110-130 West 51st street and 109-131 West 50th street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

**MARCH 2, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

3-25-A—280 Broadway, Manhattan.

2-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.

4-25-A—Northwest corner of Garrison street and Flushing avenue, Maspeth, Queens.

1-25-A—134 West 23rd street, Manhattan.

5-25-A—146 West 23rd street, Manhattan.

3-25-A—153 West 21st street, Manhattan.

7-25-A—60 Grand street, Manhattan.

3-25-A—64 Grand street, Manhattan.

4-25-A—18-20 Wooster street, Manhattan.

0-25-A—43-47 West 16th street, Manhattan.

1-25-A—207 East 51st street, Manhattan.

2-25-A—490 Henry street, Brooklyn.

2-25-A—43-47 West 16th street, Manhattan.

2-25-A—35 Sixth avenue, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 2, 1926, at 10 o'clock, in Room 1013, Municipal Building.* The following matters:

NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

NO. 903-25-BZ—Application, September 4, 1925, under the building zone resolution, of McCooey and Conroy, applicants, on behalf of N. & H. Building Company, Inc., owner, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn.

NO. 1213-25-BZ—Application, November 23, 1925, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, consulting engineer, for Isidore Resnikoff, owner, to permit in a residence district extending from a

business district the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Brooklyn.

CAL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

CAL. NO. 1101-25-BZ—Application, October 27, 1925, under section 21 of the building zone resolution, of Bernard Stattman, applicant, on behalf of Bernard and Jacob Stattman, owners, to permit in a business district the erection and maintenance of a building to be used as a wet wash laundry; premises 54 Avenue U, Brooklyn.

CAL. NO. 1102-25-BZ—Application, October 27, 1925, under section 21 of the building zone resolution, of Bernard Stattman, applicant, on behalf of Bernard and Jacob Stattman, owners, to permit in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house; premises 50 Avenue U, Brooklyn.

CAL. NO. 1137-25-BZ—Application, November 6, 1925, under section 21 of the building zone resolution, of Deutsch and Schneider, architects, on behalf of Alice Jones, owner, to permit in a residence district the alteration and also the change of occupancy from a residence to a business use of the basement and 1st story of an existing building occupied as a dwelling; premises 53 East 60th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

**MARCH 2, 1926, 2 P. M.**

*Petitions for Variations.*

1024-25-S—336-338 West 25th street, Manhattan.

1126-25-S—330 West 34th street, Manhattan.

913-25-S—1424-1444 Broadway, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

892-25-S—56 West 46th street, Manhattan.

984-25-S—2-24 Cumberland street, Brooklyn.

1026-25-S—120-08-120-10 Jamaica avenue, Richmond Hill, Borough of Queens.

1121-25-S—130-132 West 25th street, Manhattan.

1142-25-S—1708-1716 Atlantic avenue, Brooklyn.

1035-25-S—122 West 29th street, Manhattan.



# CALENDAR

1036-25-S—131 Liberty street, Manhattan.  
 1072-25-S—209 East 39th street, Manhattan.  
 1179-25-S—1459 Third avenue, Manhattan.  
 1196-25-S—778-80 Sixth avenue and 69-77 West 44th street, Manhattan.

1235-25-S—697 Fifth avenue, Manhattan.  
 1272-25-S—66 West 47th street, Manhattan.  
 1181-25-S—186-188 Franklin street, Manhattan.  
 1088-25-S—221-223 West 37th street, Manhattan.  
 1185-25-S—121 Chambers street and 103 Reade street, Manhattan.

1186-25-S—41-45 Washington avenue, Brooklyn.  
 1156-25-S—401-405 East 91st street, Manhattan.  
 862-25-S—197-199-201 Greene street, Manhattan.  
 1435-24-S—213 West 33rd street, Manhattan.

## *Appliances Submitted for Approval.*

938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR. TUESDAY, MARCH 9, 1926, AT 2 P. M.

### *Building Zone Cases.*

621-25-BZ.

APPLICANT—C. Alfred Foster, for D. Tedesco, owner.  
 PREMISES—63-67 New York avenue, Brooklyn.  
 APPLICATION, under sections 7a-b-c of the building zone resolution,  
 TO PERMIT the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles.

1194-25-BZ.

APPLICANT—William F. Doyle, for Burlington Holding Corp., owner.  
 PREMISES—178-186 Parkside avenue and 333-357 Ocean avenue, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used, in part, as stores.

1203-25-BZ.

APPLICANT—James A. Boyle, for F. R. & P. Building Corp., owner.  
 PREMISES—2221-2223 59th street, Brooklyn.  
 APPLICATION, under section 7c of the building zone resolution,  
 TO PERMIT the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles.

## MARCH 9, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.  
 858-25-A—147 Wooster street, Manhattan.  
 1027-25-A—40-44 Pine street, Manhattan.  
 1070-25-A—611-625 West 43rd street, Manhattan.  
 1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

1116-25-A—309-329 Johnson street, Brooklyn.  
 1182-25-A—147 Twelfth avenue, Long Island City, Borough of Queens.  
 1189-25-A—17 West 45th street, Manhattan.  
 1197-25-A—104-14 South 4th street, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, March 9, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 979-25-BZ—Application, September 22, 1925, under sections 21 and 7g of the building zone resolution, of McCooey & Conroy, applicants, on behalf of A. E. DeBauw, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 144-Hillside avenue, Jamaica, Borough of Queens.

CAL. NO. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

CAL. NO. 924-25-BZ—Application, September 11, 1925, under section 21 of the building zone resolution, of Goodhue Livingston, applicant, on behalf of Empire City Savings Bank, owner, to permit the omission of a lawful rear yard as provided in section 17 of the building zone resolution; premises 219-231 West 12th street, Manhattan.

CAL. NO. 1147-25-BZ—Application, November 7, 1925, under section 21 of the building zone resolution, of Charles P. Cannella, architect, on behalf of Julia Wyckoff, Julia Wyckoff and Adelaide E. Wyckoff, owners, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 6446 New York avenue, Brooklyn.

CAL. NO. 977-25-BZ—Application, September 22, 1925, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Michael De Stefen, owner, to permit in a business district the erection and maintenance of a gas service station; premises northwest corner of Roosevelt avenue and 11th street, Woodside, Borough of Queens.

CAL. NO. 1187-25-BZ—Application, November 16, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Knickerbocker Ice Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 478 West 185th street, southwest corner of Laurel Hill terrace, Manhattan.



# CALENDAR

AL. NO. 1198-25-BZ—Application, November 18, 1925, under section 21 of the building zone resolution, of Euell and Euell, architects, on behalf of Gaetano Pappalardo, owner, to permit in a residence district the change of occupancy of the basement and first story of a dwelling to a business use; premises 398 Audubon avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## MARCH 9, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

109-25-A—8746 123rd street, Richmond Hill, Borough of Queens.

726-25-A—159 Varet street, Brooklyn.

175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

172-25-A—4401 Bronx boulevard, The Bronx.

180-25-A—450-8 19th street, Brooklyn.

199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 9, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

AL. NO. 1292-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Martin W. Teichman, owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 307-17 West 38th street, Manhattan.

AL. NO. 923-25-BZ—Application, September 10, 1925, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Peter Rinelli, owner, to permit in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story; premises southeast corner of Bay parkway and 85th street, Brooklyn.

AL. NO. 776-25-BZ—Application, July 27, 1925, under sections 7b and 21 of the building zone resolution, of Burke and Olsen, architects, on behalf of Edward B. Sweeney, owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 401 Schenectady avenue, Brooklyn.

AL. NO. 942-25-BZ—Application, September 14, 1925, under section 21 of the building zone resolution, of Julius Hochman, applicant, on behalf of Adelaide Kopf and Henry Dreyer, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1630-1636 Bergen street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## MARCH 16, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

539-25-A—210 Fifth avenue, Manhattan.

1171-25-A—35 Sixth avenue, Manhattan.

1188-25-A—61 Beekman street, Manhattan.

1209-25-A—North side of Young street, 274 ft. east of Review avenue, Long Island City, Borough of Queens.

1210-25-A—100 Review avenue, Long Island City, Borough of Queens.

1244-25-A—West side of Fifth avenue, 100 ft. south of Washington avenue, Long Island City, Borough of Queens.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 16, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 1297-25-BZ—Application, December 15, 1925, under section 7a of the building zone resolution, of John H. Friend, architect, on behalf of Schlatter Embroidery Co., owner, to permit in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913; premises 911 Longfellow avenue, The Bronx.

CAL. NO. 1149-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Henry Vollmer, Jr., applicant, on behalf of Jamaica Water Supply Co., owner, to permit in a residence district the erection and maintenance of a building to be used as a water supply pumping station; premises 21401 89th avenue, Queens Village, Borough of Queens.

CAL. NO. 1183-25-BZ—Application, November 13, 1925, under section 21 of the building zone resolution, of John De Hart, applicant, on behalf of Arof Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy in part from residence use to business use; premises 1842-44 Seventh avenue, southwest corner of West 112th street, Manhattan.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor ve-



# CALENDAR

hicles; premises northeast corner of 166th street (Bergen street) and 90th avenue (No. 1st street), Jamaica, Borough of Queens.

CAL. NO. 1282-25-BZ—Application, December 11, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Realty Construction Co., owner, to permit in a two times height district on one street front, the erection of the street walls to a height in excess of the requirements of the building zone resolution; premises 307-309 Seventh avenue, and 150-160 West 28th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## MARCH 16, 1926, 2 P. M.

### *Petitions for Variations.*

- 739-25-S—319-321 East 53rd street, Manhattan.
- 908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 1117-25-S—309-329 Johnson street, Brooklyn.
- 1227-25-S—47-53 South 5th street, Brooklyn.
- 988-25-S—385 Madison avenue, Manhattan.
- 1110-25-S—602 Madison avenue, Manhattan.
- 1146-25-S—414-416 West Broadway, Manhattan.
- 1012-25-S—42-44 West 39th street, Manhattan.
- 18-24-S—14-16 East 38th street, Manhattan.
- 1090-25-S—16 West 45th street, Manhattan.
- 1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.
- 880-25-S—254-258 West 35th street, Manhattan.
- 471-25-S—615-619 Tenth avenue and 501-503 West 44th street, Manhattan.
- 1231-25-S—323-327 West 39th street, Manhattan.
- 1246-25-S—134-140 West 26th street, Manhattan.

### *Appliances Submitted for Approval.*

- 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

## MARCH 23, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.
- 1254-25-A—Certificate of approval for combustible mixture (Flit).
- 1255-25-A—309-311 Bedford avenue, Brooklyn.
- 1322-25-A—1140-1142 Teller avenue, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district

extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

CAL. NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

CAL. NO. 1153-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Herbert S. Martin, applicant on behalf of Ambassador Hotel, owner, to permit in a residence district the maintenance of a business use; premises 341-351 Park avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## FRIDAY, MARCH 26, 1926, AT 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rule adoption of.

## MARCH 30, 1926, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 30, 1926, at 10 o'clock, in Room 1013, Municipal Building on the following matter:*



# CALENDAR

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the

erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

WILLIAM E. WALSH, *Chairman*.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### REGULAR MEETING.

TUESDAY MORNING, FEBRUARY 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, February 16, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, February 16, 1926, were approved as printed in the Bulletin, No. 8, Vol. XI.

#### APPEALS FROM ADMINISTRATIVE ORDERS

66-25-A.

APPELLANT—Lena J. Fry, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Kenmore road, 72 feet west of Douglas road, Douglaston, Borough of Queens.

APPEARANCES—

For Appellant: Henry Schoenherr.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., on request of appellant's representative.

109-25-A.

APPELLANT—Keiner-Williams Stamping Co., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—8746 123rd street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Appellant: L. Tauber.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on request of appellant's representative.

27-24-A.

APPELLANT—Ribman & Ribman, for Nostrand Lumber Co.

SUBJECT—Application for reopening—appeal from orders of fire commissioner.

PREMISES AFFECTED—2556 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: Benj. C. Ribman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen and modify denied.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon.. 4

Absent ..... 0

107-25-A.

APPELLANT—Morgar Realty Co., Inc., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—526 West 113th street, Manhattan.

#### APPEARANCES—

For Appellant: Lester M. Friedman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commission-

ers Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

726-25-A.

APPELLANT—Philip Steigman, for Harry Rosenfeld, owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—159 Varet street, Brooklyn.

APPEARANCES—

For Applicant: Philip Steigman.

ACTION OF BOARD—Appeal reopened and set for hearing on March 9, 1926, at 2 p. m. (for final disposition).

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commission-

ers Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

284-25-A.

APPELLANT—Edward P. Doyle, for Rhinelander Real Estate Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—185 6th avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw; appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commission-

ers Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

1545-23-A.

APPELLANT—Albert J. Courtney, for Garland Automobile Co., lessee.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—41-43 West 63rd street, Manhattan.

APPEARANCES—

For Appellant: Albert J. Courtney.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and modification granted.



# MINUTES

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(1545-23-A)

WHEREAS, Wm. F. Doyle, for Garland Automobile Co., lessee, filed, December 28, 1923, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 41-3 West 63rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 21233-C, dated November 30, 1923, reads:

"1—Discontinue the maintenance of a motor vehicle repair shop on third story of above premises."

and

WHEREAS, the building is fireproof, three stories in height, 50 ft. by 100 ft. in area. OCCUPIED: 1st story, auto sales and show room, garage for more than five motor vehicles; 2nd story, storage of old and new automobiles, garage for more than five motor vehicles; 3rd story, auto repairs (minor adjustments); the building is located in a business district; and

WHEREAS, the fire department contends the occupancy of the premises is contrary to the certificate of occupancy issued by the superintendent of buildings; and

WHEREAS, appellant contends there is no power driven machinery used on the premises, with the exception of a small electric hand drill and that auto parts that are broken or worn out are replaced and the repairing done are only minor manual repairs incidental to the operation of a garage business, and appellant further contends that there is no gasoline storage system on the premises; and

WHEREAS, this appeal was granted by the board at its meeting February 19, 1924, on certain conditions, and appellant requested a modification of these conditions as to occupancy.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be no power driven machinery other than a portable electric drill maintained on premises; and *granted* so long as the operation of the business is conducted in conjunction with and incidental to the automobile business of the lessee or occupant of the premises, and that the entire premises comply with the requirements of the labor law, and that the occupancy shall not exceed the legal capacity allowed for the interior stairs.

350-25-A.

APPELLANT—Edward P. Doyle, for Robert Walton Goelet, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—637 Broadway, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION—

(350-25-A)

WHEREAS, Edward P. Doyle, for Robert Walton Goelet, owner, filed, April 1, 1925, an appeal from an order of the fire commissioner, affecting premises No. 637 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 2, 1924, reads (Order No. 61902-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. \* \* \*. Section 20-a, Chapter 12, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, five stories height, 25 ft. by 100 ft. in area. OCCUPIED: 1st story, stores; upper stories, tenant factories, 28 persons above the 1st story; and

WHEREAS, appellant contends that the gas is used for heating and lighting and that the installation would not add to the safety of the occupants in case of fire.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

388-25-A.

APPELLANT—Edward P. Doyle, for Robert Walton Goelet, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—641 Broadway, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....  
Absent .....

## THE RESOLUTION—

(388-25-A)

WHEREAS, Edward P. Doyle, for Robert Walton Goelet, owner, filed, April 11, 1925, an appeal from an order of the fire commissioner, affecting premises No. 641 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 2, 1925, reads (Order No. 71484-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. \* \* \*. Section 20-a, Chapter 12, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, two stories height, 25 ft. by 50 ft. in area. OCCUPIED: 1st story, drug store, 5 persons; 2nd story, vacant; and

WHEREAS, the appellant contends that the installation of a gas shut-off valve would not add to the safety of any person in the case of fire; that it is not his duty to protect himself against gas until the gas becomes his property; and the regulation of the use of gas should be made by the Public Service Commission, which alone has jurisdiction.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1132-25-A.

APPELLANT—Edward P. Doyle, for Marty T. Younker, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1687 Broadway, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION—

(1132-25-A)

WHEREAS, Edward P. Doyle, for Mrs. Mary T. Yourell, owner, filed, November 5, 1925, an appeal from an order of the fire commissioner, affecting premises No. 1687 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 11, 1925, reads (Order No. 75453-LD):

"1. Arrange the sign obstructing the windows of 2nd and 3rd story, at front of building, so that free ingress to and egress from said building may be had thereby, or remove said sign pursuant to Chapter 23, Article 16, Sections 214 and 217 of the Code of Ordinances of the City of New York."

and

WHEREAS, the building is non-fireproof, three stories (30 ft.) in height, 20 ft. 9 in. by 31 ft. 5 in. in area. OCCUPIED: 1st story, store; 2nd story, photograph gallery, 1 person; 3rd story, workroom for photograph gallery, 1 person; and

WHEREAS, there is on the Broadway front of the building, covering the windows on the 2nd and 3rd stories, an advertising sign made of metal with wood border, 20 ft. by 20 ft. in area; and

WHEREAS, appellant contends that the existing means of egress are adequate for the small number of employees in the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

733-25-A.

APPELLANT—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION—

(733-25-A)

WHEREAS, Edward P. Doyle, for Frank Dobson, owner, filed, July 13, 1925, an appeal from the order of the fire commissioner, affecting premises No. 319-21 East 53rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 17, 1925, reads (Order No. 79160-F):

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.

"Etc., etc.";

and

WHEREAS, the building is non-fireproof, five stories (52 ft.) in height, 40 ft. 3½ in. by 96 ft. in area. OCCUPIED: Cellar, storage of screens; 1st story, office and storage of lumber; 2nd story, upholstering, 11 persons; 3rd and 4th stories, cabinet work, 15 persons on the two floors; 5th story, painting and repair shop, 10 persons; and

WHEREAS, the appellant contends the building is small, occupied entirely by one firm; the appellant further proposes to install a non-automatic sprinkler system with siamese connections at front, and a thermostatic fire alarm connected direct to headquarters.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that an approved wet sprinkler system shall be installed with a 4 in. street connection to city main, fed two ways; and granted only so long as conditions as to occupancy and use shall remain substantially unchanged.

334-25-A.

APPELLANT—Acorn Insulated Wire Co.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—178-192 Sullivan street, Brooklyn.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION—

(334-25-A)

WHEREAS, Acorn Insulated Wire Co., for New York Dock Company, owner, filed, March 27, 1925, an appeal from the order of the fire commissioner, affecting premises No. 178-192 Sullivan street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 16, 1924, reads (Order No. 68873-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, \* \* \*"; and

WHEREAS, the building is non-fireproof, three stories (35 ft.) in height, 199 ft. 10 in. by 161 ft. 10 in. (approximately 31,000 sq. ft.) in area, divided into two sections by a 12 in. brick wall (the maximum section being 16,500 sq. ft. in area) with openings therein protected by fireproof self-closing doors on both sides of the openings; OCCUPIED for the manufacture and storage of wire, 125 persons in entire building; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system; that the building faces on three streets and that there are 15 city fire hydrants within 300 ft. of the premises in question.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, so long as the building shall not be increased in height, area or dimension; that the floor area as now subdivided shall remain unchanged; that an approved sprinkler system shall be maintained; and granted so long as use and occupancy of building shall remain unchanged.

983-25-A.

APPELLANT—H. C. Bainbridge, Jr., for I. C. Bainbridge, et al., owners.

SUBJECT—Appeal from orders of fire commissioner.



# MINUTES

PREMISES AFFECTED—2-24 Cumberland street, Brooklyn.

## APPEARANCES—

For Appellant: H. C. Bainbridge, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION—

(983-25-A)

WHEREAS, H. C. Bainbridge, Jr., for I. C. Bainbridge and Estate of R. W. Bainbridge, owners, filed, September 24, 1925, an appeal from the orders of the fire commissioner, affecting premises No. 2 to 24 Cumberland street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated July 14, 1925, read (Order No. 82609-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at north and west sides of building, or other approved protection, as per Sec. 375, Article 18 Ch. 5, Code of Ordinances."

(Order No. 82610-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof. \* \* \*"

(Order No. 82612-LF):

"2. Provide a fireproof vault with a self-closing fireproof door to same, for the storage of baled waste paper. Sec. 20, Ch. 12, Code of Ordinances."

and

WHEREAS, the premises consist of a plot of ground, irregular in area, upon which is located three non-fireproof buildings, No. 1 and No. 2 being four stories and No. 3 being five stories (57 ft.) in height, interconnected on each story by horizontal openings protected with fireproof sliding doors; the total area of the three buildings being approximately 12,000 sq. ft. on the 1st story and 10,500 sq. ft. in area above; OCCUPIED for the manufacture of paper goods, 113 persons in entire premises; and

WHEREAS, there are on each story above the 1st story 3 windows in the west wall of building No. 3 and 7 windows in the west wall of building No. 2, within 20 ft. of a neighboring building to the west and 8 windows on each story above the 1st story in the north wall of building No. 2, and also 11 windows on each story above the 1st story in the west wall of building No. 1, within 50 ft. of the roof of a one-story frame shed to the west; and

WHEREAS, appellant contends that the buildings are protected by a sprinkler system; that the buildings are subdivided into three sections by walls with openings therein protected by fireproof sliding doors, each section being less than 5,000 sq. ft. (excepting the 1st story of building No. 2), and that the total area of the buildings, which face on two street fronts, is less than 15,000 sq. ft.; that the sprinkler heads are located within 4 ft. of the windows and would act as a water curtain in case of fire, and that all waste paper is removed daily from the factory.

Resolved, that the orders of the fire commissioner be and they hereby are modified, and the appeal, as to Order No. 82609, be and it hereby is granted on condition that the windows in the westerly wall of building No. 3, in the westerly wall and northerly wall of building No. 2 and in the westerly wall of building No. 1 shall be protected; as to Order No. 82610, be and it hereby is granted on con-

dition that an approved sprinkler system shall be maintained; and as to Order No. 82612, be and it hereby is granted on condition that a cross partition of 6 in. terra cotta blocks shall be erected at front of building No. 2, in cellar, any openings therein to be protected with a self-closing fireproof door; that said partition shall run continuously from cellar floor to the underside of the floor of the 1st story; that the ceiling of this enclosure shall be fire retarded in accordance with the rules of the board of standards and appeals; and the appeal is further granted so long as the buildings shall not be increased in height, area and dimension, and that the use and occupancy shall remain substantially unchanged.

1086-25-A.

APPELLANT—P. Cousten, for Bernard Burge, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—102 West 101st street, Manhattan.

## APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION—

(1086-25-A)

WHEREAS, P. Cousten, one of the lessees, for Bernard Burge, owner, filed, October 24, 1925, an appeal from the order of the fire commissioner, affecting premises No. 102 West 101st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 23, 1925, reads (Order No. 31365-LC):

"With reference to your application dated October 21, 1925, for a permit to store nitro-cellulose products at the above location, I regret to inform you that I am without power to grant such a permit for the following reasons: Section 232, Subdivision 2, Chapter 10, Code of Ordinances, prohibits the storage of nitro-cellulose products in any building

"2. Which is not equipped with an approved two source system of auto. sprinklers;

"3. Where paints and varnishes are manufactured, stored or kept for sale;

"4. Where matches are stored or kept for sale.

"You are therefore ordered to:

"Remove all nitro-cellulose products from these premises forthwith."

and

WHEREAS, the building is non-fireproof, six stories (80 ft.) in height, 100 ft. by 100 ft. 11 in., nearly 10,000 sq. ft. in area; OCCUPIED for the manufacture of furniture, underwear, fountain pens, perfumes and celluloid articles; about 35 persons on each story; and

WHEREAS, the appellant, who occupies the 6th story for the manufacture of celluloid articles, claims that the building is of fireproof construction; that it is provided with an automatic sprinkler system connected with the national district office by telegraphic alarm, and supplied by a 12,000 gallon gravity tank; that 10,000 pounds of celluloid is stored in a fireproof vault on the roof; that only 100 pounds of celluloid is used in the course of work; that the only paint, varnish and matches kept on the premises is that which is sold retail by the Woolworth store on the first story, and for which a permit has been issued by the fire department.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.



# MINUTES

1089-25-A.  
APPELLANT—Kenneth B. Norton, for Leah L. P. Norton, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—16 West 45th street, Manhattan.

APPEARANCES—  
For Appellant: Kenneth B. Norton.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—  
(1089-25-A)

WHEREAS, Kenneth B. Norton, for Leah L. P. Norton, owner, filed, October 26, 1925, an appeal from the order of the fire commissioner, affecting premises No. 16 West 45th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 28, 1925, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at west side of building, or other approved protection, as per Section 375, Article 18, Chapter 5, Code of Ordinances."

and  
WHEREAS, the building is non-fireproof, seven stories in height, 21 ft. by 100 ft. 5 in. in area. OCCUPIED: 1st story, store; 2nd story, jeweler's tools and supplies, 8 persons; 3rd story, uniforms, 2 persons; 4th story, advertising, 6 persons; 5th story, vacant; 6th story, washing dresses, 10 persons; 7th story, manufacturing embroidery, 10 persons; and

WHEREAS, the appellant claims there are 18 windows on the west side of the building affected by fire department Order No. 81872-F; that a similar order was waived July 1, 1919, by the board of review and dismissed September 20, 1920.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, ratifying the action of the board of review of the fire department, dated July 1, 1919, *on condition* that the stipulations in said action shall be complied with and that the conditions remain substantially unchanged.

1105-25-A.  
APPELLANT—Estate of Ogden Goelet, owner.  
SUBJECT—Appeal from orders of fire commissioner.  
PREMISES AFFECTED—894-900 Broadway, Manhattan.

APPEARANCES—  
For Appellant: T. S. Holmes.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

THE RESOLUTION—  
(1105-25-A)

WHEREAS, Estate of Ogden Goelet, owner, filed, Janu-

ary 12, 1926, an appeal from the orders of the fire commissioner, affecting premises No. 894-900 Broadway, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated October 5, 1925, and September 23, 1925, respectively, read: (Order No. 85718-F):

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level."

(Order No. 85715-LF):

"2. Lower standpipe outlets on all stories to not more than 6 ft. above floor. Sec. 20, Ch. 12, Code of Ordinances and rules of the Board of Standards and Appeals."

and  
WHEREAS, the building is fireproof, 10 stories (130 ft.) in height, 95 ft. by 112 ft. (10,600 sq. ft.) in area; OCCUPIED as a tenant factory, approximately 36 persons per story; and

WHEREAS, appellant contends that the building is protected by a sprinkler system having a 9,000 gallon pressure tank and a 12,000 gallon gravity tank supply and with central office connection; that there is installed a 4 in. standpipe system; the storage supply for the standpipe being 2,500 gallons in the house tank, the bottom of said tank being located approximately 6 ft. above the roof level; that there are sprinkler and also standpipe siameses on both street fronts. And in re: the order relating to height of the outlets from the floor, contends that the outlets, as installed, vary from 6 ft. 3 in. to 6 ft. 9 in. above the floor and are readily accessible to the average man.

Resolved, that the orders of the fire commissioner be and they hereby are *affirmed*, and the appeal be and it hereby is *denied*.

1158-25-A.  
APPELLANT—Buchman & Kahn, for S. Karpen & Bros., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—South side of Jackson avenue, between Hulst street and Harold avenue, L. I. City, Borough of Queens.

APPEARANCES—  
For Appellant: Henry B. Oehrig.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .. 4  
Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION—  
(1158-25-A)

WHEREAS, Buchman & Kahn, for S. Karpen & Bros., Inc., owner, filed, November 10, 1925, an appeal from the decision of the fire commissioner, affecting premises on the south side of Jackson avenue between Hulst street and Harold avenue, L. I. City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated October 21, 1925, reads (Alt. Applic. No. 1017-25):

"DISAPPROVED October 21st, 1925, with the following objections:

"4. The standpipe system must be entirely separated from the sprinkler system supplied from a tank of at least 3,500 gallons."

and  
WHEREAS, the building is fireproof, five stories (83 ft. 3 in.) in height, 467 ft. 10¼ in. by 72 ft. 9¼ in. and 135 ft. irregular in depth, about 45,000 sq. ft. floor area; OCCUPIED for the manufacture of furniture, about 115 persons on each story; and



# MINUTES

WHEREAS, the appellant proposes to erect an extension to the existing building, to extend the present standpipe equipment to cover the additional area, and has filed plans and application with the bureau of fire prevention for such changes; and

WHEREAS, the appellant claims the building is provided with a standpipe system and also an automatic sprinkler system, supplied by a 40,000 gallon gravity tank; the upper 10,000 gallons of the tank is connected with the standpipes, the lower 30,000 gallons connected with the sprinkler system; that there is a pump in the cellar with a capacity of 750 gallons per minute, which is connected to the city water main by an 8 in. pipe.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1202-25-A.

APPELLANT—D. C. Raymond, for DeForest Phonofilm Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—315-319 East 47th street, Manhattan.

APPEARANCES—

For Appellant: B. F. Waddell.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION—

(1202-25-A)

WHEREAS, D. C. Raymond, for De Forest Phonofilm Corporation, owner, filed, November 20, 1925, an appeal from a decision of the fire commissioner, affecting premises 315-319 East 47th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered November 14, 1925, reads (N. B. Applic. No. 2454-25):

"3. An approved two (2) source pressure and gravity sprinkler system is required.

"4. Storage of inflammable motion picture film cannot be permitted in building within 50 ft. of a church.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 72 ft. 3 in. on East 48th street, 72 ft. 3 in. on East 47th street and a depth of 200 ft. 5 in., upon which is located the plant of the De Forest Phonofilm Corporation, consisting of a two-story brick studio building, a two-story and basement brick building used for storage, carpenter shop and studio; a one-story brick machine shop and a one-story brick building, 40 ft. by 9 ft. in area, used for a film vault (a maximum quantity of 30,000 ft. of film stored) and a film printing and examining room, 30 persons in entire premises, 4 persons being engaged in the manufacture of phonofilms; and

WHEREAS, it appears that the areaway, which is a means of egress from the premises, is used also as a means of egress from the church basement; and

WHEREAS, appellant proposes to install (only in the building occupied as film vault, printing and examining room) a sprinkler system with the source of supply direct from the city water mains on both the 47th street and 48th street sides of the property; that the hydrostatic pressure in these mains is 49 pounds per square inch and both mains are fed two ways (this statement being substantiated by a

filed letter from the department of water supply, gas and electricity), and in regard to the proximity of the church, appellant contends that the film vault building, wherein the film is stored, is more than 50 ft. from the church in question, and that the building is separated from all other structures by 12 in. fire walls and an open areaway.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, as to Item 3, on condition that a sprinkler system, with 4 in. street connection to city main, shall be provided; as to Item 4, on condition that the films maintained on the premises shall be stored in a fireproof vault, located as indicated on plans filed in this appeal, and limited in size and area to the dimensions as indicated on said plans.

## BUILDING ZONE CASES.

375-23-BZ.

APPLICANT—Thomas W. Lamb, for B. F. Keith's New York Theatre Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn).

PREMISES AFFECTED—109 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: Martin King.

For Opposition: None.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., on request of applicant's representative.

1044-25-BZ.

APPLICANT—John J. Dunnigan, for Carmine Dargenio, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—975-977 Second avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Isidor Mates.

ACTION OF BOARD—Laid over to March 30, 1926, at 10 a. m., on consent of both sides.

1038-25-BZ.

APPLICANT—Gardiner Conroy, for Fangusta Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 21 and 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South side of East New York avenue, 200 feet east of Schenectady avenue (878-892 East New York avenue), Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Christopher Dawson and Jacob M. Palmer.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., on consent of both sides.



# MINUTES

1079-25-BZ.

APPLICANT—Philip Freshman, for John De Angelo, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.

PREMISES AFFECTED—6418-6424 Fort Hamilton parkway, Brooklyn.

APPEARANCES—

For Applicant: Daniel McNamara, Jr.

For Opposition: Matthew J. Stanley, Alderman Dunn, Robert F. Burnes, William H. Long, Albert Clemmens and Max Reich.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., for inspection and report by a committee of board.

1292-25-BZ.

APPLICANT—William F. Doyle, for Martin W. Teichman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution.

PREMISES AFFECTED—307-317 West 38th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: J. A. Haughweet and B. C. Ribman.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on request of applicant.

776-25-BZ.

APPLICANT—Burke & Olsen, for Edward B. Sweeney, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy.

PREMISES AFFECTED—401 Schenectady avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m.

942-25-BZ.

APPLICANT—Julius Hockman, for A. Kopf and H. Dreyer, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1630-1636 Bergen street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: George W. Gehlea.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on request of applicant's representative.

2-26-BZ.

APPLICANT—Albert J. Courtney, for Garland Automobile Co., lessee.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7 of the building zone resolution, to permit the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—41-43 West 63rd street, Manhattan.

APPEARANCES—

For Applicant: Albert J. Courtney.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

5

Negative .....

0

Absent .....

0

1052-25-BZ.

APPLICANT—Edward P. Doyle, for Herman Lieberman, owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—56-58 Kosciusko street, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and withdrawn.

THE VOTE TO REOPEN; TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

5

Negative .....

0

Absent .....

0

923-25-BZ.

APPLICANT—McCooey & Conroy, for Peter Rinelli, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story.

PREMISES AFFECTED—Southeast corner of Bay parkway and 85th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Henry Pearlman, Alderman Kiernan, James M. Butterly, Father Kane, Father Donnelly, A. Kirschenbaum and others.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle.....

3

Negative: Commissioner Connell .....

1

Absent: Chief Kenlon .....

1

1164-25-BZ.

APPLICANT—Logan Billingsley, for Jerome Avenue Exhibition Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.



# MINUTES

PREMISES AFFECTED—West side of Jerome avenue, 144 feet north of East 176th street, The Bronx.

## APPEARANCES—

For Applicant: Philip J. Sinnott.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh; Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION—

(1164-25-BZ)

WHEREAS, Logan Billingsley, for Jerome Avenue Exhibition Company, owner, filed, November 12, 1925, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises west side of Jerome avenue, 144 ft. north of 176th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; that East 167th street is in a residence district, and that Davidson avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 21, 1925, reads:

"1—Erection of proposed theatre in business district and extending into residence district is contrary to provisions of Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 135 ft. and a depth of 90 ft., with a one-story extension; to be occupied as a theatre; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7-c of the building zone resolution and also that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use and occupancy of the proposed structure shall be restricted exclusively to the conduct and operation of a motion picture theatre, with no dressing rooms, stage or scenery; that the layout, as indicated in amended plans filed in this case February 16, 1926, shall be substantially carried out; that a rear court of not less than 24 ft. in depth, for the entire width of the property, and two 11 ft. side courts, with a court-way of not less than 25 ft. in width, clear and unobstructed, as means of exit from the southerly side court to the highway of 176th street, shall be maintained; that the remainder of the property in this same ownership shall be restricted to conforming use, occupancy and development; that a return of the finished drawings and layout, in accordance with the conditions of this resolution, shall be submitted to this board for approval, before submitting same to the superintendent of buildings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1291-25-BZ.

APPLICANT—Schwartz & Gross, for 22 East 76th street, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution.

PREMISES AFFECTED—20-28 East 76th street, Manhattan.

## APPEARANCES—

For Applicant: Albert A. Tearle and Arthur Gross.

For Opposition: Martin Taylor, William D. Gaillard, Joseph Vardus, J. R. Margelies and William B. Fugurt.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION—

(1291-25-BZ)

WHEREAS, Schwartz & Gross, for 22 East 76th Street Inc., owner, filed, December 14, 1925, an application, under the building zone resolution, to permit in a 1½ times height district the erection and maintenance of a building to a height exceeding the limit required by the zone resolution; premises 20-28 East 76th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 75th street and East 76th street are in both residence and 1½ times height districts, and that Madison avenue is in a business and 1½ times height district; and

WHEREAS, the decision of the superintendent of buildings rendered December 8, 1925, reads:

"2. The front walls must not exceed the limits of height prescribed by Section 8 of the Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 15 stories in height, with a frontage of 98 ft. 1½ in. and a depth of 102 ft. 2 in.; to be occupied on 1st floor as restaurant and doctors' offices and the remainder of the building as apartments; it is proposed to erect a street wall for the entire frontage to a height of 120 ft. a portion of the street wall 18 ft. 1½ in. long being limited to 90 ft. in height; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects a triangular gore at the upper frontage of the street elevation, *on condition* that the building shall not exceed a height on the street front of 120 ft., and that the requirements of the building zone resolution otherwise shall be complied with in all respects; that the occupancy of the structure throughout shall be restricted specifically



# MINUTES

to uses permitted in a residence use district; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1013-25-BZ.

APPLICANT—George F. Rohe, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit the erection and extension from a business into a residence district of a proposed basement story of a garage—permission to erect same as a one-story garage was granted by the board under Cal. No. 166-20-BZ.

PREMISES AFFECTED—South side of Northern Boulevard, 225 feet east of Gardiner street, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Edgar A. Martin.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION—

(1013-25-BZ)

WHEREAS, George F. Rohe, owner, filed, October 2, 1925, an application, under the building zone resolution, to permit the erection and extension, from a business into a residence district, of a proposed basement story of a garage; premises south side of Northern boulevard, 225 ft. east of Gardiner street, Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard is in a business district, and that 45th road (Mauric avenue) is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 11, 1925, reads:

"The proposed alteration is contrary to the decision of the Board of Appeals (166-20-BZ) rendered on March 30th, 1920.";

and

WHEREAS, the existing one-story garage (granted under Cal. 166-20-BZ) is 50 ft. by 100 ft. in area; it is proposed to construct a basement story under the existing garage and, as the grade of Mauric avenue is lower than Northern boulevard, have the exit and entrance to the proposed basement portion of the garage lead to Mauric avenue; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1039-25-BZ.

APPLICANT—Gardiner Conroy, for Mosholu Building Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for stores.

PREMISES AFFECTED—188-96 Audubon avenue, Manhattan.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: George Strack and W. P. Schmitt.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners

Holland and Connell ..... 3

Absent: Chief Kenlon ..... 1

THE RESOLUTION—

(1039-25-BZ)

WHEREAS, Gardiner Conroy, for Mosholu Building Corporation, owner, filed, October 9, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for stores; premises 188-196 Audubon avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Audubon avenue is in a residence district, and that West 175th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 1, 1925, reads:

"1. The proposed building of store is prohibited in a residential district. Zoning Resolution, Article 2, paragraph 3.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 145 ft. 8 in. and a depth of 25 ft.; to be occupied as stores; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

Adjourned 4 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, FEBRUARY 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATION.

988-25-S.

PETITIONER—William F. Doyle, for 395 Madison Avenue, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—395 Madison avenue, Manhattan.

### APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., to produce certificate of occupancy.

1110-25-S.

PETITIONER—Margaret C. Howard, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—602 Madison avenue, Manhattan.

### APPEARANCES—

For Petitioner: James Beha and H. W. Davis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., to file plans.

1012-25-S.

PETITIONER—Charles D. Thompson, trustee of Estate of Charles Thompson and Mary E. Thompson, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—42-44 West 39th street, Manhattan.

### APPEARANCES—

For Petitioner: David Cohen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., on request of petitioner.

18-24-S.

PETITIONER—Henry Roth, for Greenwill Construction Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—14-16 East 38th street, Manhattan.

### APPEARANCES—

For Petitioner: John F. Keating.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., on request of petitioner.

1090-25-S.

PETITIONER—Kenneth B. Norton, for Leah L. P. Norton, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—16 West 35th street, Manhattan.

### APPEARANCES—

For Petitioner: Kenneth B. Norton.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., to check up board of review actions.

1102-24-S.

PETITIONER—Arthur Greenbaum, for Abram I. Kaplan, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—251 Fifth avenue and 1 East 28th street, Manhattan.

### APPEARANCES—

For Petitioner: John F. Keating.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., on request of petitioner.

880-25-S.

PETITIONER—Abraham Jacobs, for J. Heit, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.

### APPEARANCES—

For Petitioner: Joseph Greene.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., on request of petitioner.

1146-25-S.

PETITIONER—David M. Jones, for Elam H. Fuller, et al., owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—414-416 West Broadway, Manhattan.

### APPEARANCES—

For Petitioner: David M. Jones.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1926, at 2 p. m., for full vote of board.

### THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland .....

Negative: Commissioner Guilfoyle.....

Absent: Chief Kenlon .....

691-25-S.

PETITIONER—Emery Roth, for Ferro Realty Corporation, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—119-121 West 23rd street, Manhattan.

### APPEARANCES—

For Petitioner: John I. Cahalan.

For Administration: Inspector Maher of fire department. ....

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

### THE RESOLUTION—

(691-25-S)

WHEREAS, Emery Roth, for Ferro Realty Corp., owner, filed, July 1, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 119-21 West 23rd street, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated April 7, 1925, reads (No. 75319-LD):

"1. Remove the substandard fire escape on the north and south side of building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, May 9, 1924. Among the defects noted on these fire escapes are the following: "Windows on course not fireproof nor self-closing. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.";

and  
WHEREAS, the building extends through the block from 23rd street to 24th street, is fireproof, ten stories in height, 50 ft. by 197 ft. 6 in. in area. OCCUPIED: Manufacturing furs, dresses and embroidery; 329 persons above the 1st story; EQUIPPED with a sprinkler system and a stand-pipe system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; two substandard fire escapes, one on each street front of the building, having non-fireproof openings along the course thereof, extending from top story to 2nd story, and drop ladder to sidewalk; and

WHEREAS, the petitioner contends that the two substandard fire escapes are structurally strong and located on the front of the building in each case; that the expense would be very large to provide fireproof windows; that there is no hazardous occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that there shall be not less than two (2) interior primary means of exit maintained, and that the fire escapes shall be maintained structurally safe in accordance with the substandard fire escape rules; that the building shall be equipped throughout with a standard two source sprinkler system, and that the sprinkler heads shall in no instance be more than 3 ft. from the openings; *granted* so long as conditions as to occupancy and use remain unchanged.

833-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Estate of Kate C. Clark, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—226 East 144th street, The Bronx.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(833-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Estate of Kate C. Clark, owner, filed, August 13, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 226 East 144th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated February 20, 1925 (Order No. 72411-LD), reads:

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of

the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. See Note.

"NOTE: Among the defects noted on this fire escape are the following: Windows on course on 1st story not fireproof nor self-closing. No safe passageway to street from the termination. No stairway from lowest balcony to ground.

"2. Remove the substandard fire escape on the front of building or reconstruct same as per Section 274 of the Labor Law and Rule 3A as amended by the Board of Standards and Appeals May 9th, 1924. Among the defects noted on this fire escape are the following:

"Windows on course not fireproof nor self-closing. No 60 degree stairways connecting balconies. No stairway at least 22 in. in width from lowest balcony to ground or drop ladder in guides.

"3. Enclose the interior stairway at east side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to the underside of the roof boarding, that portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting material constructed as per Section 271 of the Labor Law and Rule 1 of the Board of Standards and Appeals revised and adopted July 29th, 1924, or carry out a proper alternative method of complying with Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 93 ft. in area. OCCUPIED: Manufacturing metal cabinets, 25 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in match board partitions with wooden doors at openings; a double rung ladder from top story loft, at front, to roof scuttle; a substandard fire escape on the front of the building; also a fire escape on the rear of the building having fireproof openings along the course thereof, extending from main roof to the roof of basement extension; with EGRESS from the termination of the fire escape over roof of basement extension to door in adjoining building at south, thence direct to Canal place; ROOFS of adjoining buildings 2 stories lower at east, 5 stories lower at south; and

WHEREAS, the petitioner contends, re: Item 1, that the egress from termination of rear fire escapes to street is on the same level with street and is adequate; that the said fire escapes otherwise will conform with the labor law; re: Item 2, the petitioner proposes to reconstruct front fire escapes in full conformity with the labor law; he contends that the building will then be provided with two adequate fire escapes, and requests to be relieved of complying with Item 3.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1, only so far as it affects the egress from the termination, *on condition* that the ceiling of the extension at grade level, on which the fire escape terminates, shall be fire retarded throughout; that an iron platform runway shall be installed from the termination of the fire escape direct to the Canal place front, same to be not less than 3 ft. in width; and *granted*, as to Item 3, *on condition* stairway enclosed in fire retarding material in accordance with rules of board; *denied*, as to Item No. 2.

992-25-S.

PETITIONER—William F. Doyle, for Brank Borm, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.



# MINUTES

PREMISES AFFECTED—14-20 Centre street, Brooklyn.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(992-25-S)

WHEREAS, William F. Doyle, for Frank Borm, owner, filed, September 28, 1925, a petition for variation from the requirements of the labor law, as cited in the orders of the fire commissioner, affecting premises No. 14-20 Centre street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated May 8, 1925, read (Order No. 76812-LD):

"1. Provide an additional means of exit from each story remote from interior stairway as per Rules 3 and 4, Board of Standards and Appeals, adopted July 29th, 1924."

(Order No. 77553-LD):

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law:

"1. Arrange iron bars on windows on 1st and 2nd stories, so as to be readily removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress as per Section 272 of the Labor Law."

and

WHEREAS, the building, separated into two sections by a fore and aft 12 in. brick wall, with openings on each story, protected by fire doors; the warehouse portion of the easterly section being fireproof, and the remainder of the building is non-fireproof, two stories in height, 75 ft. by 100 ft. in area at 1st story and 75 ft. by 75 ft. in area above; OCCUPIED for the storage and bottling of bay rum products, 1st story, 13 persons; 2nd story, 5 persons. EXITS: One interior fireproof stairway extending from the 1st to 2nd story, enclosed in fireproof partitions with kalameined doors at openings; and

WHEREAS, all windows on the 1st and 2nd stories of the building are covered with fixed iron bars; and

WHEREAS, petitioner contends, in view of the light occupancy, that the existing means of egress are adequate, and contends, further, that the building, on account of the nature of the products, is under Government supervision, and that the bars are a necessary protection.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 1, Order No. 76812-LD, on condition that a horizontal opening, equipped with self-closing fireproof doors, shall be provided in the dividing wall at the rear or southerly end of 1st story; that a portable iron ladder be maintained on roof of 1st story extension with hooks sufficient to spread the parapet wall, and of sufficient length to reach the alleyway at the west; granted, as to Item No. 1, Order No. 77553, on condition that horizontal exit shall be provided at the 1st story, and granted only so long as conditions as to occupancy and use and size of the building shall remain unchanged.

1095-25-S.

PETITIONER—Edward P. Doyle, for Central Union Trust Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—142 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1095-25-S)

WHEREAS, Edward P. Doyle, for Central Union Trust Company, owner, filed, October 26, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 142 West 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 21, 1925 (Order No. 78105-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at the rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an area having communication with the street, as per Section 273 of the Labor Law."

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 25 ft. by 50 ft. in area. OCCUPIED: Basement, stores; 1st story, vacant; 2nd story, dressmaking, 6 persons; 3rd story, furrier, 8 persons; 4th story, furrier, 4 persons. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in non-fireproof partitions with wooden doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the 1st story balcony, with stationary 45 degree stair leading to yard level; with EGRESS from the termination of the fire escape by means of gate in fence to a joining yard at west; and

WHEREAS, the petitioner contends that the occupancy is small; that the means of egress by gate in fence to a joining premises at west is adequate; that the two premises are under the same ownership; and he refers to Calendar No. 165-23-S, affecting premises adjoining at west, in which the board accepted the same gate in fence as satisfactory egress from these premises to the yard of premises under this petition.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from termination of fire escapes on the rear, on condition that egress shall be provided from the termination of fire escapes on rear through an opening in fence to yard of 144 West 23rd street, granted, so long as the requirements of the labor law shall be complied with in all other respects; and so long as building properties shall remain in single ownership, and the occupancy shall not exceed 25 persons above 1st story.

1103-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for 14-16 E. 38th St. Holding Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—14-16 East 38th street, Manhattan.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(1103-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for 14-16 E. 38th St. Holding Corp., owner, filed, October 27, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises 14-16 East 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 19, 1925, reads (Order No. 85470-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 14 stories in height, 50 ft. by 98 ft. in area at 1st story and 50 ft. by 88 ft. in area above; OCCUPIED as a tenant factory, 392 persons above the 1st story, petitioner occupying the 3rd story for the manufacture of artificial flowers, 25 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner, who is tenant of the 3rd story, has erected partitions of "sheet rock" on wood studs, some 6 ft. 6 in. high and others topped with glass to ceiling; and

WHEREAS, petitioner contends that the partitions do not interfere with the operation of the sprinkler system and that the greater portion of the loft is open and unobstructed.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1108-25-S.

PETITIONER—F. P. Keniston, for Max E. Lobley, owner (Empire Machine Works, lessee).

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—160-162 Berry street, Brooklyn.

## APPEARANCES—

For Petitioner: Frank P. Keniston.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland.....	3
Negative: Commissioner Guilfoyle.....	1
Absent: Chief Kenlon .....	1

## THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(1108-25-S)

WHEREAS, F. P. Keniston, for Max E. Lobley, owner, filed, October 28, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 160-162 Berry street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 17, 1925 (Order No. 75713-LD), reads:

"1. Provide an additional means of exit from the 2nd story remote from the present interior stairway, as per Rule 3 of the Rules of the Board of Standards and Appeals."

and

WHEREAS, the building is non-fireproof, 2 stories in height, 49 feet 6 inches by 64 feet in area at 1st story and 49 feet 6 inches by 32 feet in area above; OCCUPIED as a machine shop, 20 persons on 1st story and 10 persons on the 2nd story; EXITS: an open interior wooden stairway, extending from the 1st story to 2nd story; ROOFS of adjoining buildings, to north 15 ft. higher; to south, 15 ft. lower; and

WHEREAS, the petitioner proposes to provide a door in the southerly portion of the west wall of the 2nd story, affording egress to the roof of the 1st story extension and at the rear of the extension roof proposes to provide an iron stairs leading to yard; egress from yard by means of gate in south fence of property to adjoining yard, thence, by public hall of tenement to south, to street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that an iron bridge of not less than 3 ft. in width shall be provided across the rear extension, with 45-degree iron stairs from extension roof to yard, with egress therefrom to yard of adjoining premises to the south and rear; that the occupancy of the 2nd story shall be restricted to ten (10) males; and that the premises shall not be increased in height, area or dimension.

1122-25-S.

PETITIONER—Sugarman & Berger, for 570 Seventh Avenue Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—570-576 7th avenue, Manhattan.

## APPEARANCES—

For Petitioner: William J. Minogue.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(1122-25-S)

WHEREAS, Sugarman & Berger, for 570 Seventh Avenue Corporation, owner, filed, October 29, 1925, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings affecting premises 570-576 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered October 27, 1925, reads:

"14. All windows must conform to Section 264 of the Labor Law and Rule 503 of the Industrial Code."

and

WHEREAS, the building is fireproof, 20 stories in height, 72 feet 8 inches by 99 feet 11 inches in area; OCCUPIED: 1st story and mezzanine, stores, 100 persons; 2nd to 20th story, show rooms and offices, 25 per cent manufacturing, 95 persons per story; EQUIPPED with a standpipe and also a sprinkler system; EXITS: two fireproof stairways ex-



# MINUTES

tending from 1st story to roof, enclosed in fireproof partitions with kalameined doors at openings; and

WHEREAS, there are openings in the street walls on the 7th avenue front and also on the 41st street front of the building on the 1st and 2nd stories, glazed with plate glass; the maximum area of the glass on the 1st story being 10,000 square inches, the maximum distance between supports being 11 feet 5 inches by 6 feet 0 inches; the maximum area of the glass on the 2nd story being 6,300 square inches, the maximum distance between supports being 6 feet 0 inches by 7 feet 3 inches; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest two stories, and would also affect the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects windows on street front, 1st and 2nd stories, on condition that all openings shall be equipped with approved metal frames and sash, glazed with ¼-inch polished plate glass, and that the labor law requirements shall be complied with in all other respects.

973-25-S.

PETITIONER—William Zinsser & Company, owner.  
SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—513-519 West 58th street, Manhattan.

APPEARANCES—

For Petitioner: Joseph A. Keenan.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(973-25-S)

WHEREAS, William Zinsser & Company, owner, filed, September 19, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 513-515, 517-519 West 58th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 16, 1925, reads:

"1. Arrange the horizontal openings in the division wall between 513 and 515, 517 and 519 near center of building on all stories to be at least 44 inches in width said openings to be protected by fire doors as per Section 267 of the Labor Law, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

"3. Provide an interior stairway at the east side of building at southerly end to serve as a required means of exit extending from first story to the roof, with a safe passageway to the street, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the premises consist of a plot of ground 100 ft. by 200 ft. in area, upon which is located the plant of William Zinsser & Co., manufacturers of shellacs, consisting of three four-story buildings (the building located at southeast corner of lot being fireproof, the remainder being non-fireproof) and also a 2-story concrete building on the 59th street front. The buildings on the 58th street front being separated by a fore and aft brick wall with openings therein protected with self-closing fireproof doors; on the basement story are two openings, respectively 50 in. and 35½ in. in width; 1st story, 2 openings, respectively 42 in.

and 39½ in. wide; 2nd story, 2 openings, respectively 42 in. and 34½ in. wide; 3rd story, 1 opening, 37½ in. wide, also, on the 4th story, one opening, 37 in. wide, also, connecting iron bridges between No. 513-515 (rear) and the building fronting on 59th street. OCCUPANCY: An approximate total of 38 persons in the buildings Nos. 513-519 West 58th street. EXITS: In Nos. 517-519, an interior non-fireproof open stairway extending from 1st story to roof and in Nos. 513-515 (rear) a non-fireproof open stairway extending from the 1st story to roof. A fire escape on the rear of Nos. 517-519 extending from the roof to yard opening on 59th street; also various horizontal openings and connecting iron bridges inter-connecting the various buildings and

WHEREAS, petitioner contends that there are only 7 persons in No. 513-515 building (wherein the interior stairway has been ordered) and in view of the small occupancy contends that the existing means of exit are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as follows: Item 1, on condition that no opening shall be less than 36 in. in width, protected with self-closing, fireproof door; as Item 3, granted on condition that a fixed open iron bridge shall be provided at the northeast corner at 2nd, 3rd and 4th stories from the rear of No. 513 and No. 515, connecting with premises to the rear; and granted so long as conditions as to occupancy and use shall remain substantially unchanged.

198-25-S.

PETITIONER—Thomas B. Leahy, for the 566-568 Seventh Avenue, Inc., owner.

SUBJECT—Variation of labor law as cited in letter of superintendent of buildings.

PREMISES AFFECTED—566-568 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Thomas B. Leahy.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle .....

Negative: Chairman Walsh and Commissioner Connell .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(198-25-S)

WHEREAS, Thomas B. Leahy, for 566-568 Seventh Avenue, Inc., owner, filed, February 18, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law as cited in a letter of the superintendent of buildings, affecting premises 566-568 Seventh avenue, Borough of Manhattan; and

WHEREAS, the letter of the superintendent of buildings dated January 13, 1925, reads:

"Before a Certificate of Occupancy may be issued on the above premises for use as a factory, the following objections must be removed:

"2. A second means of exit in accordance with Section 270, subdivision 3, of the Labor Law; present enclosed exterior stairway does not meet the requirements of the Labor Law.

"3. Interior stairway and elevator shafts must be enclosed in 6-in. terra cotta or 8-in. brick walls, present 2½-in. partitions not in accordance with the requirements of the Labor Law.

"5. All windows in exterior walls must be fireproof self-closing and area of glass must not exceed 70 square inches per light.

"6. Passageway from termination of stairs to building line must be enclosed in fireproof material.

"7. Glass in fireproof doors in stair enclosure not permitted.

"8. Wood partitions must be removed from all floors. Labor Law required that all partitions in the interior



# MINUTES

of a fireproof building shall be built of incombustible material.”;

and

WHEREAS, the building is fireproof, 8 stories and pent house (98 ft. 10 in.) in height, 50 ft. by 100 ft. in area; OCCUPIED as offices, show rooms and tenant factory; the factory occupancy to be limited to 25 per cent of the floor area; the means of egress consisting of an interior stairway extending from the first story to the eighth story, with egress through pent house to roof, enclosed in 2½-in. angle iron, reinforced cinder concrete partitions, covered both sides with gypsum plaster, making a 4-in. partition; with self-closing fireproof doors at openings, glazed with wire glass panels over 720 square inches in area; an exterior iron stairway on the rear of the building, extending from the eighth story to a balcony at the second story level with egress by stairway to an enclosed passageway in building connecting with the first story hallway to street, this hallway being enclosed in 2½-in. angle iron reinforced concrete, gypsum covered, 4-in. partitions, with the exception of a plate glass show window at the extreme front with egress from the first story hall through restaurant and passageway to 40th street, the windows along course of the exterior iron stairs will be made fireproof, self-closing; all front exterior windows in the building are of wood frames glazed with plate glass; the building to be equipped with a wet sprinkler system; and

WHEREAS, the petitioner requests acceptance of the existing stairway and passageway enclosures as being fireproof construction, although not conforming with the requirements of the labor law; the acceptance of the exterior windows other than those opening on the exterior iron stairs, which will be made fireproof, self-closing; the acceptance of the glass panels in doors to the stairway enclosure, and the acceptance of the present means of egress from the termination of the exterior iron stairway to which he proposes to add a connection by bridge to the fire escape on the adjoining premises to the rear (207 West 40th street) and proposes to comply with the requirements of the board as set forth in recent actions of the board on the interior combustible partitions and to provide clear wire glass instead of plate glass in show windows in hallway; and

WHEREAS, petitioner contends that the building is of the soft type of construction, steel column, beams and girders, with reinforced concrete floor arches and with bed rock foundations; the strength of each floor is limited by the steel floor beams and each floor will carry a safe superimposed load of 100 lbs. per square foot; and petitioner proposes to post this loading and to restrict the 25 per cent factory occupancy to the needlework industry.

Resolved, that the decision as cited in letter of the superintendent of buildings be and it hereby is *affirmed* and the petition be and it hereby is *denied*.

103-26-S.

PETITIONER—Horace Trumbauer, for New York Evening Post, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—71-75 West street, Manhattan.

APPEARANCES—

For Petitioner: Frederick R. Ryan.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(103-26-S)

WHEREAS, Horace Trumbauer, for New York Evening Post, owner, filed, February 3, 1926, a petition for variation

from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises No. 71-75 West Street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 31, 1925, reads (N. B. Applic. No. 244-25):

“This amendment is disapproved with the following objection:

“12. All flooring in the building should be of incombustible material—Section 264 of Labor Law.”;

and

WHEREAS, the building is fireproof, 16 stories in height, 133 feet by 180 feet in area. OCCUPIED: For the publication of a newspaper and also for offices, approximately 100 persons per story. EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Three interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, it is proposed to use maple flooring for the 2nd floor and a wood block floor for the press room in the basement of the premises; and

WHEREAS, petitioner contends that the wood flooring does not impair the strength of the floors and requests the use of the wood covering, on the concrete slabs forming the floors, due to the fact that the men employed in the portion of the premises under appeal are obliged to be on their feet all day and they object to working on a cement floor.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the composing room on the 2nd story, and press room in basement, *on condition* that the floor surface shall be finished with 1½-in. heart-faced maple flooring, laid in mastic cement, tight to a Portland cement finished floor, of reinforced concrete arch construction, with no air space or interstices; and that the floor of the press room shall be finished with two-inch edge-grained interlocking blocks, set on edge, laid in mastic cement, set on finished cement concrete floor; and that the labor law requirements shall be complied with in all other respects.

109-26-S.

PETITIONER—Schreiber, Collins, Myers & Buchter, for Rose-Sil Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—13 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: John Caldwell Meyers.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(109-26-S)

WHEREAS, Schreiber, Collins, Myers & Buchter, for Rose-Sil Realty Corp., owner, filed, February 5, 1926, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises No. 13 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated February 1, 1926, reads:

“1. Provide a second means of exit as provided by Section 270 Labor Law.

“2. Windows on street wall are not fireproof and glass panes exceed 720 square inches in area.

“3. All steel should be protected by 2 inches of fireproofing.”;

and



# MINUTES

WHEREAS, the building is fireproof, eight stories in height, 24 ft. by 98 ft. 9 in. in area at 1st story and 24 ft. by 88 ft. 9 in. in area above. OCCUPIED: 1st story and mezzanine, office and store; tenant factory above, 25 per cent manufacturing, 15 persons on each story. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings same level at east, about 75 ft. higher at west; and

WHEREAS, the petitioner proposes, re: to Item 1, to erect a fire escape on the rear of the building from roof to 2nd story, in accordance with the labor law, with the exception of egress from the termination of the same, which egress is provided by means of extending the 2nd story balcony to the 2nd story balcony on rear of adjoining building at east, the latter balcony is connected by means of a stairway to the outside fireproof stairs on the rear of building adjoining at north, thence down a stairway to 1st story and through a fireproof passageway to 37th street; re: to Item 2, the petitioner claims the front windows on all stories are glazed with  $\frac{1}{4}$  in. plate glass in fireproof frames; the maximum size of glass on 1st story is 9 ft. 4 in. by 8 ft.; on the 2nd story, 4 ft. 6 in. by 9 ft. 4 in., and on all stories above, 5 ft. 8 in. by 4 ft. 4 in.; that the 1st story is not used for factory purposes; re: to Item 3, the petitioner contends that he does not know of any part of the steel construction which is not protected with 2 in. of concrete.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that a standard labor law fire escape shall be erected on rear of building, with egress from the termination at 2nd story to the platform of the 1st story fire escape of building to the north, with egress therefrom through fireproof passageway to 37th street; as to Item 2, on condition that all windows on the front shall be equipped with approved fireproof frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that no light of glass above 3rd story shall exceed 720 sq. in.; granted, as to Item 3, on condition that all steel shall be protected in accordance with Chapter 5 of the code of ordinances; and granted only so long as the factory occupancy shall be limited to light manufacturing, the entire factory occupancy not to exceed 25 per cent of the floor area of the premises.

967-25-S.

PETITIONER—Edward P. Doyle, for Karman Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—35 Wilbur avenue, Long Island City, Queens.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(967-25-S)

WHEREAS, Edward P. Doyle, for Karman Realty Corp., owner, filed, September 18, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 35 Wilbur avenue, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 3, 1925, reads (Order No. 79008-LD):

"1. Provide an additional interior or exterior enclosed fireproof stairway at the north side of the building ex-

tending from the 1st story to 3 ft. above the roof as per Section 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, four stories and basement in height, 24 ft. 10 in. by 100 ft. in area at 1st story and 24 ft. 10 in. by 90 ft. in area above. OCCUPIED: Basement, assembling dies, 5 persons; 1st story, store, 3 persons; 2nd story, manufacturer of dresses, 10 persons; 3rd story, manufacturer of shoes, 15 persons; 4th story, manufacturer of musical instruments, 10 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with kalameined doors at openings; ROOFS of adjoining buildings to east 40 ft. lower, to west 40 ft. lower; and

WHEREAS, petitioner contends that it would be impracticable to construct an interior stairway on account of the small floor area and the fact that the building has been erected to the rear lot line on the 1st story, and propose to provide a 45 degree standard labor law fire escape on the front of the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

433-25-S.

PETITIONER—Lucille C. Bunzel, for United States Printing & Lithograph Co., owner.

SUBJECT—Application for reopening—petition for variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—83-101 North 3rd street and 209-219 Wythe avenue, Brooklyn.

APPEARANCES—

For Petitioner: Lucille C. Bunzel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and modified THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(433-25-S)

WHEREAS, United States Printing and Lithograph Company, owner, filed, April 21, 1925, a petition, with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 83-101 North 3rd street and 209-219 Wythe avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 1, 1925, reads:

"1. Extend the interior stairway to roof and enclose said stairway with partitions of fire resisting material \* \* \*.

"2. Remove the sub-standard fire escapes on the north and south sides of building No. 2 or reconstruct same as per Section 274 of the Labor Law \* \* \*.

"3. Enclose the interior stairway at the east side of building No. 3 in partitions of fire resisting material \* \* \*.

"4. Remove the party wall balcony between buildings No. 2 and No. 3 or maintain same structurally safe, properly painted and unobstructed \* \* \*";

and

WHEREAS, the premises consist of three buildings of non-fireproof construction; building No. 1 being six stories in height and buildings No. 2 and No. 3, five stories in height with a total area of 126 ft. by 236 ft.; OCCUPIED as printing and lithographing establishment with a total of 143 persons in buildings No. 2 and No. 3 and 140 persons in building No. 1; the means of EGRESS consisting of an interior enclosed fireproof stairway in building No. 1 extending from 1st story to the roof, a non-fireproof stairway at the rear also extending from 1st story to the roof;



# MINUTES

escape on the rear of the building and one on the  
the avenue front; horizontal exits on each story lead-  
to building No. 2; the means of EGRESS in building  
No. 2 consisting of an interior stairway extending from  
1st story to top story with scuttle and ladder to roof, an  
interior iron stairway at rear centre and a party wall fire  
escape at rear and front connecting with building No. 3,  
horizontal exits in each story connecting with buildings No.  
2 and No. 3; the means of EGRESS in building No. 3  
consisting of an interior stairway extending from 1st story  
to roof, a party wall fire escape on the rear and front  
connecting with building No. 2; horizontal exits in each  
story connecting with building No. 2; the building being  
equipped with a two-source sprinkler system and a fire  
alarm signal system; and

WHEREAS, petitioner contends that the means of egress  
are adequate and that building No. 1 was acted upon by  
the board of standards and appeals, Cal. No. 1406-21-S,  
and that there has been an action of the board of review  
by the fire department on these premises; and

WHEREAS, this petition was granted by the board at its  
meeting November 10, 1925, on certain conditions and pe-  
titioner requested a reopening of the case and a modification  
of these conditions.

*Resolved*, that the board of standards and appeals does  
hereby make a variation from the requirements of the labor  
code, and that the petition be and it hereby is granted, as to  
Item 1, on condition that a fixed double-rung ladder shall  
be provided to scuttle in roof; as to Item 2, on condition  
that fire escape shall be maintained structurally safe, and  
that the present frames and sashes of windows on fire  
escapes shall be covered with metal framing; that the ex-  
isting 60 degree connecting stairs shall remain and that a  
counterbalanced drop ladder shall be provided from lowest  
coney to ground; as to Item 3, on condition that the exist-  
ing stairway shall be enclosed with fire retarding material,  
using line of stringers in accordance with the rules of the  
board of standards and appeals, with fireproof self-closing  
doors at the top and bottom of each run; that horizontal exit  
shall be provided and maintained between buildings No. 3 and  
No. 2, equipped with self-closing fireproof door; and that a  
party wall fire escape on front of building shall be main-  
tained standard; denied as to Item 4; and that the appeal  
be granted on condition that entire occupancy of building  
No. 3 shall not exceed 15 persons above 2nd story; and that  
use and occupancy shall remain substantially unchanged—  
single occupancy and ownership.

## APPLIANCES SUBMITTED FOR APPROVAL.

836-25-SA.  
PETITIONER—Walter Pfaendler.  
SUBJECT—Approval of Sword Automatic Oil Burner.  
APPEARANCES—None.  
ACTION OF BOARD—Petition placed on reserve cal-  
endar, subject to inspection by committee of  
the board.

836-25-SA.

PETITIONER—York Rotary Burner, Inc., Abraham  
Greenebaum, president.

SUBJECT—National Rotary Oil Burner, approval of  
APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve cal-  
endar, subject to inspection by committee of  
the board.

1240-25-SA.

PETITIONER—Crane Company.

SUBJECT—Approval of Crane 2½-inch brass angle  
hose valve.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve cal-  
endar, subject to report and test by fire com-  
missioner.

1133-25-SA.

PETITIONER—The Goulds Manufacturing Company.

SUBJECT—Approval of Goulds Hand Rotary Pump.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(1133-25-SA)

WHEREAS, the Goulds Manufacturing Company filed, No-  
vember 5, 1925, a petition with the board of standards and  
appeals for approval of their device known as the Goulds  
Hand Rotary Pump; and

WHEREAS, the pump is of standard mechanical construc-  
tion, operated by hand power.

*Resolved*, that the board of standards and appeals does  
hereby approve the Goulds Hand Rotary Pump for use with  
Grade "B" fuel oil in fuel oil installations, on condition  
that all moving parts in contact with the oil are of brass  
or bronze.

## RULES

77-25-SR.

PETITIONER—National Automatic Sprinkler Asso-  
ciation.

SUBJECT—Amendment to the Sprinkler Rules.

APPEARANCES—None.

ACTION OF BOARD—Laid over to Friday, March 26,  
1926, at 10 a. m.

Adjourned 7.10 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards  
and appeals, held Tuesday, February 9, 1926, as they  
appeared in Bulletin No. 7, Vol. XI, are hereby corrected to  
be as follows:

(726-25-A)

WHEREAS, Philip Steigman, for Harry Rosenfield, owner,  
July 9, 1925, an appeal from an order of the fire com-

*Correction—Word "appeal" substituted for words "order  
of fire commissioner" in next to last line of resolution.*

missioner, affecting premises 159 Varet street, Borough of  
Brooklyn; and

WHEREAS, the order of the fire commissioner, dated Febru-  
ary 11, 1924, reads (Order No. 54590-F):

"1. Provide iron or kalameined shutters at all open-  
ings in the exterior wall above 1st story which are dis-  
tant in a direct line less than 30 ft. from any opening  
in any other building and not in the same plane with  
said openings and which are not more than 50 ft. above  
a neighboring roof at the east and west sides of build-  
ing, or other approved protection, as per Sec. 375, Arti-  
cle 18, Chapter 5 of the Code of Ordinances."

and



# MINUTES

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 100 ft. in area; OCCUPIED as a tenant factory, about 30 persons on each story; and

WHEREAS, the appellant claims there are 44 windows on the west side and 7 windows on the east side of the building affected by Fire Department Order No. 54590-F; that a similar order was complied with June 19, 1919, in accordance with modifications granted by the board of review; he further proposes to fireproof all windows on the 2nd and 3rd

stories at west side which are affected by the order; and

WHEREAS, the fire department representative reported that the alleged action of the board of review of fire department did not provide reasonable protection in view of the adjoining exposure, namely, moving picture theatre, which is a non-fireproof and non-sprinklered old structure.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held December 22, 1925, as they appeared in Bulletin No. 50, Vol. X, are hereby corrected to read as follows:

### THE RESOLUTION:

(743-25-S)

WHEREAS, Deiches, Goldwater & Flynn, for Duplex Motion Picture Industries, Inc., owner, filed, July 14, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 74-78 Sherman place, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 7, 1924, reads (Order No. 65901-LD):

"1. Provide an exterior enclosed fireproof stairway at the east side of building, not less than 44 inches in width extending from 1st story to roof, to serve as a required means of exit, constructed as per Section 266 or carry out a proper alternative method of complying with the Section 271 of the Labor Law."

and

WHEREAS, the building is fireproof, five stories, mezzanine and basement (81 feet) in height, 75 feet 1 1/8 inches by 100 feet in area at 1st story, and 75 feet 1 1/8 inches by 90 feet in area above. OCCUPIED: Basement, de-

*\*Correction—Occupancy in lines 21-22-23 changed to read "with 25 persons per story when fully occupied," word "screened" added in line 47.*

veloping; 1st story, printing; mezzanine, photographing; 2nd story, offices; 3rd story and 4th story, rug cleaning; 5th story, manufacturing machines, with 25 persons per story when fully occupied; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partition with fire doors at openings, and exterior stairs on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 2nd story; with EGRESS from the termination of the fire escape by means of long platform to a stairway and drop ladder to yard of adjoining premises at south; ROOFS of adjoining buildings, 4 stories lower at west; open yard at east; and

WHEREAS, the petitioner claims that the building is fireproof with adequate means of exit facilities; that the exterior stairs on rear of building has its termination in the yard of adjoining premises at south which is under the same control as the owners of the premises in question; in consideration of the small occupancy, he requests the board to accept the existing exits without change.

*Resolved*, that the board of standards and appeals do hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and shall be equipped with a two-source sprinkler system; that an approved exterior screened stairway shall be provided on the rear of the building with egress at the termination of the property to the rear in the same ownership, egress therefrom to be maintained open and unobstructed direct to the street to the south.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connection, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.

- 1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 345-23-SA—Cornell Falat Oil Burner, approval of.  
 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.  
 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.  
 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 443-23-SA—Automatic Gas Shut-Off, approval of.  
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 544-23-SA—Domestic Fuel Oil Burner, approval of.  
 888-23-SA—Lewis Oil Burner, approval of.  
 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 959-23-SA—Hydro Carbon Oil Burner, approval of.  
 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.  
 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 1169-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.  
 1176-23-SA—Ziegler Oil Burner, approval of.  
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 503-24-SA—Kinney Rotating Plunger Pump, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 939-24-SA—Ballard Super Domestic Oil Burner, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1295-24-SA—A.-B.-C. Oil Burner, approval of.  
 1296-24-SA—Chalmers Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 259-25-SA—Electrol Automatic Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 513-25-SA—Rotary Vacuum Pumps, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.  
 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.  
 813-25-SA—Hardinge Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 815-25-SA—New Way Gas Generator Burner, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 846-25-SA—K.F.C. Fuel Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 887-25-SA—Moussette Oil Burner, approval of.  
 940-25-SA—Doherty Gas Oil Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.  
 1060-25-SA—Rotary Pressure Pump, approval of.  
 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.



# RULES

## FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

### DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION.

Premises .....  
Name of concern .....  
Building No. ....Story .....

#### FOREMAN OR PERSON IN CHARGE

Regular	Substitute
.....	.....

#### WATCHMAN

.....	.....
.....	.....

#### MALE SEARCHER

.....	.....
-------	-------

#### FEMALE SEARCHER

.....	.....
-------	-------

#### STREET ALARM BOX RUNNER

.....	.....
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#### FIRE BRIGADE

.....	.....
.....	.....
.....	.....

#### EXIT GUARDS

.....	Exit.....	.....
.....	".....	.....
.....	".....	.....
.....	".....	.....
.....	".....	.....
.....	".....	.....

### SQUAD MONITORS

.....	Squad No. 1.....
.....	" " 2.....
.....	" " 3.....
.....	" " 4.....
.....	" " 5.....
.....	" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc. are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned with consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders and if his services are not required he shall promptly leave out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.



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# RULES

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## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

## Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

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# NOTICE

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### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 street. Price, 30c; by mail, 35c.



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918; REVISED MAY 13, 1919.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

**Rule 2. Definitions Relating to Elevators.**

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely re-

newed, at the discretion of the superintendent of buildings. Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speed exceeding one hundred (100) feet per minute, and hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and safety device and the slack rope device when required and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift loads.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At the speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge and control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain all their parts a load per square foot of platform area inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet
- (c) 50 pounds for hand-power passenger elevators

**Rule 8. Rules to be Posted.** In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the op-



# RULES

ation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

**Rule 12. Hoistway Enclosure.** In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ( $1\frac{1}{2}$ ) inches; when grille work is used there shall be not more than one and one-half ( $1\frac{1}{2}$ ) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ( $\frac{3}{8}$ ) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such

alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the



# RULES

uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the

operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

**Rule 24. Escalators.** In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half ( $\frac{1}{2}$ ) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have a trap



# RULES

door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car. In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

**Rule 28. Freight Car Enclosure.** In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half (1½) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or doweled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

WEIGHT OF GUIDE RAILS PER LINEAL FOOT.				
Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
0-4000 lbs.....	7½	7½	7½	6½
4001-15000 ".....	14	14	14	7½
15001-40000 ".....	30	30	30	7½

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth (1/40) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom

(Continued on page 256)



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including February 24, 1926 ..	153
Restored to calendar .....	8
MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	21
Requests to amend .....	3
Requests for modification .....	7
Requests to rescind .....	0
Requests for extension of time .....	1
Requests for extension of permit .....	3
Requests for mechanical installations .....	0
Requests for approval of plans .....	2
Administrative requests .....	0
Requests for interpretation .....	0
Total .....	941
Disposed of .....	242
Cases pending February 24, 1926 .....	699

DISPOSITION OF CASES.	
Withdrawn .....	21
Dismissed .....	4
Denied .....	56
Granted .....	121
Granted on condition .....	2
Appliances approved .....	1
Appliances dismissed, disapproved or withdrawn.....	0
Rules approved .....	0
Rules disapproved or rescinded .....	0
MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	20
Requests to reopen denied .....	1
Requests to amend granted .....	3
Requests to amend denied .....	0
Requests for modification granted .....	6
Requests for modification denied .....	1
Requests to rescind granted .....	0
Requests to rescind denied .....	0
Requests for extension of time granted .....	1
Requests for extension of time denied .....	0
Requests for extension of permit granted .....	3
Requests for extension of permit denied .....	0
Requests to install granted .....	0
Requests to install denied .....	0
Plans approved .....	0
Plans disapproved .....	0
Administrative requests granted .....	0
Administrative requests denied or withdrawn .....	0
Interpretations .....	0
Requests withdrawn or dismissed .....	0
Total .....	242

(Continued from page 255)

of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installa-

tions in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevator having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When an existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.



issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the  
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PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building,  
Manhattan.

## HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

# CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, March 9, 1926*, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 16, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, *Chairman.*

257

Minutes of Regular Meeting, March 2, 1926, at  
2 p. m.

## Rules.

## Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending March 3, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
184-26-A.....	F.D.	....265 Lexington ave., Man. LC-33007
183-26-A.....	F.D.	....1986-1992 Broadway, Bklyn. F-52092.
182-26-BZ.....	B.B.B.	...386 Euclid ave., Bklyn. Applic. 14971-1926.
181-26-A.....	F.D.	....64-66 5th ave., Man. Order No. 11-A-1926.
180-26-A.....	F.D.	....422-424 E. 4th st., Man. F-87552.
179-26-A.....	F.D.	....N. E. cor. of Grand st. & Rust st., Maspeth, Q. F-83118
178-26-S.....	B.B.M.	..20-22 E. 57th st., Man. N. B. 632-1926.
177-26-A.....	F.D.	....100 10th st., Bklyn. LC-2019.
176-26-A.....	F.D.	....119-125 W. 25th st., Man. F-81131.
175-26-BZ.....	B.B.B.	...299-307 5th st., Bklyn. Applic. 1058-1926.
174-26-A.....	F.D.	....115 W. 44th st., Man. Order No. 10-a-1926.
173-26-A.....	B.B.M.	..331-333 Bowery, Man. Alt. 328-1926.
172-26-A.....	F.D.	....31-57 43rd st., Bklyn. F-90047.
171-26-A.....	F.D.	....413 E. 31st st., Man. Alt. 271-1925.
170-26-A.....	F.D.	....327-335 E. 29th st., Man. LC-31928.
169-26-A.....	F.D.	....607-611 W. 47th st., Man. LC-32312.
168-26-A.....	F.D.	....S. W. cor. Perry ave. & 204th st., Bx. N. B. 2760-1925.
167-26-SA.....	F.D.	....Johnson Automatic Oil Burner. Appliance.
166-26-SA.....	F.D.	....Johnson Low Pressure Air Pump Set and Burner. Appliance.
165-26-BZ.....	B.B.M.	..443 Park ave., Man. Viol. 2-1926.
164-26-A.....	F.D.	....2873 Bainbridge ave., Bx. LC-32891.
163-26-A.....	F.D.	....3973 Saxon ave., Bx. LC-32880.
162-26-S.....	F.D.	....560-564 De Kalb ave., Bklyn. LD-87929.
161-26-SA.....	F.D.	....Petro Domestic Burner. Appliance.
160-26-A.....	B.B.Q.	..85-11 127th st., Richmond Hill, Q. N. B. 22883-1925.
159-26-BZ.....	B.B.Bx.	..S. W. cor. Cromwell ave. & 169th st., Bx. N. B. 2893-1925.
158-26-A.....	F.D.	....N. E. cor. Flushing & Highland aves., Jamaica, Q. LC-58932.

157-26-BZ.....B.B.M. ..547-549-551 5th ave., Man.  
N. B. 518-1926.  
156-26-S.....B.B.M. ..142 West 32nd st., Man.  
Alt. 194-1926.  
155-26-BZ.....B.B.B. ..2339-2357 Bedford ave., Bklyn.  
Applic. 2277-1926.  
154-26-BZ.....B.B.Bx. .2854 Jerome ave., Bx.  
N. B. 136-1926.

*Restored to Calendar.*

654-25-S.....F.D. ....539 Schenck ave., Bklyn.  
LD-7560.

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department  
B.B.B. ....Bureau of Buildings, Brooklyn  
B.B.M. ....Bureau of Buildings, Manhattan  
B.B.Q. ....Bureau of Buildings, Queens  
B.B.R. ....Bureau of Buildings, Richmond  
B.B.Bx. ....Bureau of Buildings, Bronx  
T.H.D. ....Tenement House Department

## CALL OF CLERK'S CALENDAR. TUESDAY, MARCH 9, 1926, AT 2 P. M.

*Building Zone Cases.*

621-25-BZ.  
APPLICANT—C. Alfred Foster, for D. Tedesco, owner.  
PREMISES—63-67 New York avenue, Brooklyn.  
APPLICATION, under sections 7a-b-c of the building  
zone resolution,  
TO PERMIT the extension from an unrestricted dis-  
trict into a residence district of a proposed addition  
of an existing garage for the storage of more than  
five (5) motor vehicles.

1194-25-BZ.  
APPLICANT—William F. Doyle, for Burlington  
Building Corp., owner.  
PREMISES—178-186 Parkside avenue and 333-357  
avenue, Brooklyn.  
APPLICATION, under section 21 of the building  
zone resolution,  
TO PERMIT in a residence district the erection and  
maintenance of a building to be used, in part, as a  
garage.

1203-25-BZ.  
APPLICANT—James A. Boyle, for F. R. & P. Boyle  
Corp., owner.  
PREMISES—2221-2223 59th street, Brooklyn.  
APPLICATION, under section 7c of the building  
zone resolution,  
TO PERMIT the extension, from an unrestricted dis-  
trict into a residence district, of a proposed garage  
for the storage of more than five (5) motor vehicles.

## MARCH 9, 1926, 10 A. M.

*Appeals from Administrative Orders.*

764-25-A—158-166 West 50th street and 753-759  
avenue, Manhattan.  
858-25-A—147 Wooster street, Manhattan.  
1027-25-A—40-44 Pine street, Manhattan.  
1070-25-A—611-625 West 43rd street, Manhattan.



# CALENDAR

11-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

16-25-A—309-329 Johnson street, Brooklyn.

82-25-A—147 Twelfth avenue, Long Island City, Borough of Queens.

89-25-A—17 West 45th street, Manhattan.

97-25-A—104-14 South 4th street, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 9, 1926*, at 10 o'clock, in Room 1013, Municipal Building, the following matters:

CAL. NO. 979-25-BZ—Application, September 22, 1925, under sections 21 and 7g of the building zone resolution, of McCooey & Conroy, applicants, on behalf of A. E. DeBaun, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 144-18 Hillside avenue, Jamaica, Borough of Queens.

CAL. NO. 651-25-BZ—Application, June 24, 1925, under section 21 of the building zone resolution, of John M. Baker, architect, on behalf of William Hirsh, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens.

CAL. NO. 924-25-BZ—Application, September 11, 1925, under section 21 of the building zone resolution, of Goodhue Livingston, applicant, on behalf of Empire City Savings Bank, owner, to permit the omission of a lawful rear yard as provided for in section 17 of the building zone resolution; premises 219-231 West 125th street, Manhattan.

CAL. NO. 1147-25-BZ—Application, November 7, 1925, under section 21 of the building zone resolution, of Charles P. Cannella, architect, on behalf of Julia Wyckoff, Ella Wyckoff and Adelaide E. Wyckoff, owners, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 436-446 New York avenue, Brooklyn.

CAL. NO. 977-25-BZ—Application, September 22, 1925, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Michael De Stefen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Roosevelt avenue and 63rd street, Woodside, Borough of Queens.

CAL. NO. 1187-25-BZ—Application, November 16, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Knickerbocker Ice Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 478-490 West 185th street, southwest corner of Laurel Hill terrace, Manhattan.

CAL. NO. 1198-25-BZ—Application, November 18, 1925, under section 21 of the building zone resolution, of Euell and Euell, architects, on behalf of Gaetano Pappalardo, owner, to permit in a residence district the change of occupancy of the basement and first story of a dwelling to a business use; premises 398 Audubon avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MARCH 9, 1926, 2 P. M.

## Appeals from Administrative Orders.

278-25-A—280 Broadway, Manhattan.

524-25-A—134 West 23rd street, Manhattan.

525-25-A—146 West 23rd street, Manhattan.

526-25-A—153 West 21st street, Manhattan.

1109-25-A—8746 123rd street, Richmond Hill, Borough of Queens.

726-25-A—159 Varet street, Brooklyn.

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

1172-25-A—4401 Bronx boulevard, The Bronx.

1180-25-A—450-8 19th street, Brooklyn.

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 9, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1292-25-BZ—Application, December 14, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Martin W. Teichman, owner, to permit in a 1½ times district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution; premises 307-17 West 38th street, Manhattan.

CAL. NO. 923-25-BZ—Application, September 10, 1925, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Peter Rinelli, owner, to permit in a residence district the erection of a two-story building to be used for stores on 1st story and for offices on the 2nd story; premises southeast corner of Bay parkway and 85th street, Brooklyn.

CAL. NO. 776-25-BZ—Application, July 27, 1925, under sections 7b and 21 of the building zone resolution, of Burke and Olsen, architects, on behalf of Edward B. Sweeney, owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 401 Schenectady avenue, Brooklyn.

CAL. NO. 942-25-BZ—Application, September 14, 1925, under section 21 of the building zone resolution, of Julius Hochman, applicant, on behalf of Adelaide Kopf and Henry Dreyer, owners, to permit in a business



# CALENDAR

MARCH 16, 1926, 10 A. M.

## Appeals from Administrative Orders.

- 539-25-A—210 Fifth avenue, Manhattan.  
 1171-25-A—35 Sixth avenue, Manhattan.  
 1188-25-A—61 Beekman street, Manhattan.  
 1209-25-A—North side of Young street, 274 ft. east of  
 Review avenue, Long Island City, Borough  
 of Queens.  
 1210-25-A—100 Review avenue, Long Island City, Borough  
 of Queens.  
 1244-25-A—West side of Fifth avenue, 100 ft. south of  
 Washington avenue, Long Island City  
 Borough of Queens.  
 148-26-A—323 Kosciuszko street, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, March 16, 1926, at 10 o'clock, in Room 1013, Municipal Building* on the following matters:

district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1630-1636 Bergen street, Brooklyn.

CAL. NO. 114-25-BZ—Application, January 26, 1925, under section 21 of the building zone resolution, of Jenks & Rogers, on behalf of Kennor Realty Corp., owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 1101-25-BZ—Application, October 27, 1925, under section 21 of the building zone resolution, of Bernard Stattman, applicant, on behalf of Bernard and Jacob Stattman, owners, to permit in a business district the erection and maintenance of a building to be used as a wet wash laundry; premises 54 Avenue U, Brooklyn.

CAL. NO. 1102-25-BZ—Application, October 27, 1925, under section 21 of the building zone resolution, of Bernard Stattman, applicant, on behalf of Bernard and Jacob Stattman, owners, to permit in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house; premises 50 Avenue U, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Co., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 1297-25-BZ—Application, December 15, 1925, under section 7a of the building zone resolution, of John H. Friend, architect, on behalf of Schlatter Embroidery Co., owner, to permit in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913; premises 911 Longfellow avenue, The Bronx.

CAL. NO. 1149-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Henry Vollmer, Jr., applicant, on behalf of Jamaica Water Supply Co., owner, to permit in a residence district the erection and maintenance of a building to be used as a water supply pumping station; premises 21401 89th avenue, Queens Borough of Queens.

CAL. NO. 1183-25-BZ—Application, November 13, 1925, under section 21 of the building zone resolution, of John De Hart, applicant, on behalf of Arof Holding Co., owner, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 1842-44 112th street, Manhattan.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a pro-

## CALL OF CLERK'S CALENDAR.

TUESDAY, MARCH 16, 1926, AT 2 P. M.

### Building Zone Cases.

1250-25-BZ.

APPLICANT—Charles J. Pintell, for Kojo Realty Corp., owner.

PREMISES—8165-8167 New Utrecht avenue, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a poultry slaughter house.

1302-25-BZ.

APPLICANT—William F. Doyle, for Kay-Wei Bldg. Corp., owner.

PREMISES—1751-1765 67th street, Brooklyn.  
 APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1303-25-BZ.

APPLICANT—William F. Doyle, for Mary E. Butler, owner.

PREMISES—West side of Hoffman street, 171.14 ft. north of East 184th street, The Bronx.

APPLICATION, under sections 7e and 7c of the building zone resolution,

TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# CALENDAR

building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner of 166th street (Bergen street) and 90th avenue (No. 1st street), Jamaica, Borough of Queens.

no. 1282-25-BZ—Application, December 11, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Realty Construction Co., owner, to permit in a two times height district on one street front, the erection of the street walls to a height in excess of the requirements of the building zone resolution; premises 307-309 Seventh avenue, and 150-160 West 28th street, Manhattan.

no. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

no. 1059-25-BZ—Application, October 16, 1925, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Hamford Realty Corp., owner, Loew's, Inc., lessee, to permit the extension from a business district into a residence district of a proposed building to be used as a theatre; premises west side of Jerome avenue, 100 ft. south of 190th street, The Bronx.

no. 1226-25-BZ—Application, November 24, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Harold J. Levine, owner, to permit the extension from a business district into a residence district of a proposed business building (warehouse); premises 377-383 Dahill road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## MARCH 16, 1926, 2 P. M.

### *Petitions for Variations.*

- 25-S—319-321 East 53rd street, Manhattan.
- 25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.
- 25-S—408-410 Broadway, Manhattan.
- 25-S—309-329 Johnson street, Brooklyn.
- 25-S—47-53 South 5th street, Brooklyn.
- 25-S—385 Madison avenue, Manhattan.
- 25-S—602 Madison avenue, Manhattan.
- 25-S—414-416 West Broadway, Manhattan.
- 25-S—42-44 West 39th street, Manhattan.
- 24-S—14-16 East 38th street, Manhattan.
- 25-S—16 West 45th street, Manhattan.
- 24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

880-25-S—254-258 West 35th street, Manhattan.

471-25-S—615-619 Tenth avenue and 501-503 West 44th street, Manhattan.

1231-25-S—323-327 West 39th street, Manhattan.

1246-25-S—134-140 West 26th street, Manhattan.

21-26-S—15 East 53rd street, Manhattan.

147-26-S—323 Kosciusko street, Brooklyn.

### *Appliances Submitted for Approval.*

1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.

1264-25-SA—Koerting Gear Pump, approval of.

## MARCH 23, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1254-25-A—Certificate of approval for combustible mixture (Flit).

1255-25-A—309-311 Bedford avenue, Brooklyn.

1322-25-A—1140-1142 Teller avenue, The Bronx.

792-25-A—Southwest corner of Avenue U and East 56th street, Brooklyn.

753-25-A—405-409 West 13th street, Manhattan.

872-25-A—241 Wythe avenue, Brooklyn.

181-26-A—64-66 Fifth avenue, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty



# CALENDAR

Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

CAL. NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

CAL. NO. 1153-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Herbert S. Martin, applicant, on behalf of Ambassador Hotel, owner, to permit in a residence district the maintenance of a business use; premises 341-351 Park avenue, Manhattan.

CAL. NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 1225-25-BZ—Application, November 24, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Elbarth Realty Company, owner, to permit in a residence district the erection of an apartment house with stores on the first story; premises 2636-2656 Ocean avenue, northwest corner of Neck road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MARCH 26, 1926, AT 10 A. M.

SPECIAL MEETING.

*Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

MARCH 30, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 1215-25-A—237-241 Wallabout street, Brooklyn.
- 1216-25-A—240-256 East 139th street, The Bronx.
- 1217-25-A—456 Hamilton avenue, Brooklyn.
- 1262-25-A—2-4 Nevins street, Brooklyn.
- 1301-25-A—131-133 West 55th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 30, 1926, at 10 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1066-25-BZ—Application, October 20, 1925, under section 7g of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Roland Lievendag, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Queens avenue and 24th street, Flushing, Borough of Queens.

CAL. NO. 1168-25-BZ—Application, November 12, 1925, under section 7e of the building zone resolution, of James A. Boyle, applicant, on behalf of Elizabeth J. Schaedle, Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 140-144 Dev street, Brooklyn.

CAL. NO. 1239-25-BZ—Application, December 2, 1925, under sections 7e and 21 of the building zone resolution, of Alfred H. Townley, applicant, on behalf of Carbar Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 110-130 West 51st street and 111-131 West 50th street, Manhattan.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Company, owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 30, 1926, 2 P. M.

*Petitions for Variations.*

- 918-25-S—30-32 East 21st street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 654-25-S—539 Schenck avenue, Brooklyn.
- 871-25-S—241 Wythe avenue, Brooklyn.



# CALENDAR

37-25-S—235 West 27th street, Manhattan.  
24-25-S—2350 Linden street, Ridgewood, Borough of Queens.  
70-25-S—2515 Amsterdam avenue, Manhattan.  
20-25-S—42 West 28th street, Manhattan.  
38-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
51-25-S—356-360 West 36th street, Manhattan.  
52-25-S—359-363 West 36th street, Manhattan.  
58-25-S—571-583 Eighth avenue, Manhattan.  
71-25-S—209 West 48th street and 1599 Broadway, Manhattan.

*Appliances Submitted for Approval.*  
1193-25-SA—Paramount Fuel Oil Burner, approval of.  
1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

APRIL 13, 1926, 2 P. M.

*Petitions for Variations.*  
1286-25-S—736 Broadway, Manhattan.  
1289-25-S—780 Madison street, Brooklyn.  
1308-25-S—338-340 West 39th street, Manhattan.  
1309-25-S—348 West 36th street, Manhattan.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### REGULAR MEETING.

TUESDAY MORNING, MARCH 2, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.  
The minutes of the regular meeting of the board, held on Tuesday morning, February 23, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, February 23, 1926, were approved and printed in the Bulletin, No. 9, Vol. XI.

3-25-A.  
APPELLANT—The Frank A. Munsey, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—280 Broadway, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m.

25-A.  
APPELLANT—Joseph L. Burke, for Standard Oil Company, lessee.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—Southwest corner of Avenue U and East 56th street, Brooklyn.  
APPEARANCES—  
For Appellant: John J. Gilmartin.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., pending inspection by committee of the board.

25-A.  
APPELLANT—Edward P. Doyle, for Louis Schrag, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—134 West 23rd street, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on written request of appellant.

25-A.  
APPELLANT—Edward P. Doyle, for Emily McGuckin, owner.  
SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—146 West 23rd street, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on written request of appellant.

526-25-A.  
APPELLANT—Edward P. Doyle, for Louis Schrag, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—153 West 21st street, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on written request of appellant.

1222-25-A.  
APPELLANT—Burke & Olsen, for Salvatore Palumbo, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—490 Henry street, Brooklyn.  
APPEARANCES—None.  
ACTION OF BOARD—Appeal withdrawn on written request.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland..... 1

1224-25-A.  
APPELLANT—Edward P. Doyle, for Abramo Bros., lessees.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—43-47 West 16th street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Appeal withdrawn on written request.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland..... 1



# MINUTES

1450-21-A.

APPELLANT—Preferred Utilities Company, for Utility Oil Corporation, owner.

SUBJECT—Application for reopening—appeal from decision of fire commissioner.

PREMISES AFFECTED—Southeast corner of Third and Creek streets, Long Island City, Borough of Queens.

ACTION OF BOARD—Request to reopen and modify denied.

THE VOTE TO REOPEN AND MODIFY—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

1159-25-A.

APPELLANT—John J. Gilmartin, for M. Slonea, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—43-47 West 16th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(1159-25-A)

WHEREAS, John J. Gilmartin, for M. Slonea, owner, filed, November 10, 1925, an appeal from the order of the fire commissioner, affecting premises No. 43-47 West 16th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 19, 1925, reads (Order No. 31352-LC):

"You are hereby notified that your permit, No. 115540, expiring March 27, 1926, to store and use 99 pounds nitro-cellulose products, becomes null and void on December 15, 1925, for the reason that Section 232-2-1 of Article 19, Chapter 10, Code of Ordinances, of the City of New York, prohibits the storage of nitro-cellulose products in that portion of the building occupied by you.

"You are therefore ordered to remove all nitro-cellulose products by December 15, 1925.";

and

WHEREAS, the building is fireproof, 12 stories in height, 60 ft. by 92 ft. in area at 1st story and 60 ft. by 80 ft. in area above; OCCUPIED as a tenant factory; the appellant occupying the northeast corner of the 3rd story;

and

WHEREAS, the appellant contends that the only work done on celluloid toilet articles is the setting of rhinestones in them and affixing monograms; that the maximum amount of celluloid articles stored on his premises at any one time is 50 pounds; that all appliances, cabinets and tote boxes as called for by the regulations as well as fire buckets and fire extinguishers are provided; that the building is equipped with standpipe, sprinkler and fire alarm systems; that the present occupancy existed since 1923.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1219-25-A.

APPELLANT—Herbert N. Wind, for Byram L. Winters, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—207 East 51st street, Manhattan.

APPEARANCES—

For Appellant: David K. Shappiro and Herbert N. Wind.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1219-25-A)

WHEREAS, Herbert N. Wind, for Byram L. Winters, owner, filed, November 24, 1925, an appeal from the order of the fire commissioner, affecting premises No. 207 East 51st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 27, 1925, reads (Order No. 28359-C):

"You are hereby notified that your Fire Department Permit No. 105661, issued on June 30, 1924, and expiring on July 5, 1925, is revoked.

"You are, therefore, ordered to discontinue the maintenance of a motor vehicle repair shop at premises 207 East 51st Street and to remove all motor vehicles, the fuel tanks of which are not empty, from premises.

"Reason for this order is, the use and maintenance of the occupancy mentioned above is in violation of Resolution adopted by the Board of Appeals on June 6, 1922, Cal. No. 274-22-A.";

and

WHEREAS, the building is brick and metal on steel frame construction, one story in height, 20 ft. by 100 ft. 6 in area; OCCUPIED as an automobile body repair shop for 10 persons; and

WHEREAS, a prior appeal (Cal. No. 274-22-A) from the order of the fire commissioner to discontinue the maintenance of a motor vehicle repair shop was modified by the board and the appeal was granted by the board on condition that the business be confined to auto body building and repairing and that no gasoline be stored or used on the premises; and

WHEREAS, appellant contends that the work done on the premises is confined to the repairing and building of auto bodies, and contends that no gasoline is used or stored on the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the alleged repair business conducted on the premises shall be confined to auto body building and repairing incidental to the conduct of such business and embracing minor adjustments of the motor; that there shall be no blacksmith work conducted on the premises; that there shall be no motor-driven machinery other than the one-half horsepower portable electric drill; and there shall be no gasoline stored or maintained on the premises.

507-25-A.

APPELLANT—Francis Harold Dike, for Francis Bailey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—60 Grand street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(507-25-A)

WHEREAS, Francis Harold Dike, for Francis D. Bailey, owner, filed, May 13, 1925, an appeal from an order of the fire commissioner, affecting premises 60 Grand street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 26, 1925, reads (Order No. 72212-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. \* \* \*";

and

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 90 ft. in area; OCCUPIED as a tenant factory, 24 persons above the 1st story; EQUIPPED with an automatic sprinkler system and a fire alarm signal system; and

WHEREAS, there are distributed on the various stories gas meters of 10 and 20 light capacity, the gas being used for illuminating, heating, solder, heating a pleating machine and some for heating lunches, etc.; and

WHEREAS, appellant contends that the use of gas in the premises is limited; that all the meters are located in similar positions on the various stories and that the valve on the 2 in. gas main (located just inside the street wall of the building) is easily accessible.

*Resolved*, that the order of the fire commissioner be and it hereby is *denied*.

1165-25-A.

APPELLANT—Pearl Art Novelty Co., for Tuscany Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—35 Sixth avenue, Manhattan.

APPEARANCES—

For Appellant: Israel Rothman.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1165-25-A)

WHEREAS, Pearl Art Novelty Co., for Tuscany Realty Corp., owner, filed, November 12, 1925, an appeal from the order of the fire commissioner, affecting premises No. 35 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 21, 1926, reads (Order No. 31361-LC):

"Remove all nitro-cellulose products from premises by December 15th, 1925, for the reason that Section 232-2-1 of Chapter 10, Article 19, Code of Ordinances of the City of New York, prohibits the storage of nitro-cellulose products in that portion of the building occupied by you.";

and

WHEREAS, the building is fireproof, 12 stories in height, triangular in plan, having frontage of 105 ft. 10½ in. on Sixth avenue and 115 ft. 6½ in. on Cornelia street, about 4,000 sq. ft. floor area; OCCUPIED as a tenant factory, about 200 persons above the 1st story; the appellant occupying the southwest corner of 8th story; and

WHEREAS, the appellant contends that the maximum quantity of celluloid products stored on the premises does not exceed 25 pounds, the quantity in working state does

not exceed 2 pounds; that the work consists of setting rhinestones in celluloid articles; that the present occupancy has existed since 1921.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the stipulations as set forth in resolution under Cal. No. 1405-23-A, granted by this board, shall be complied with and conditions maintained.

508-25-A.

APPELLANT—Francis Harold Dike, for Francis D. Bailey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—64 Grand street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(508-25-A)

WHEREAS, Francis Harold Dike, for Francis D. Bailey, owner, filed, May 13, 1925, an appeal from an order of the fire commissioner, affecting premises No. 64 Grand street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 19, 1925, reads (Order No. 72358-F):

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. Such valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire, and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building, so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately, whenever the necessity arises. Section 20a, Chapter 12, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 90 ft. in area; OCCUPIED as a tenant factory, 30 persons above the 1st story; EQUIPPED with an automatic sprinkler system and also a fire alarm signal system; and

WHEREAS, there are distributed on the various stories 10 and 20 light capacity gas meters, the gas being used for illumination, heating glue and also lunches, etc.; and

WHEREAS, appellant contends that the use of gas in the premises is limited; that all the meters are located in a similar position on the various stories and that the valve (located just inside the street wall of the building) on the 2 in. gas main is easily accessible.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

624-25-A.

APPELLANT—Stulman Box & Lumber Co., for 18-20 Wooster Street Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—18-20 Wooster street, Manhattan.

APPEARANCES—

For Appellant: F. C. Kochler.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(624-25-A)

WHEREAS, Stulman Box & Lumber Co., lessee, filed, June 17, 1925, an appeal from the order of the fire commissioner, affecting premises No. 18-20 Wooster street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 14, 1925, reads (Order No. 76987-F):

"1. Provide a separate and distinct system of automatic sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the building is non-fireproof, five stories in height, 45 ft. 6 in. by 94 ft. 7 in. in area; separated into two sections by a fore and aft brick wall with openings therein on the 1st and 2nd stories; openings protected by fireproof doors on each side of the wall; OCCUPIED for the storage of wooden boxes; 37 persons in the entire premises; and

WHEREAS, appellant contends that the occupancy of the premises is not of a hazardous nature.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

424-25-A.

APPELLANT—Gustave Erda, for Gleason-Tiebout Glass Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Garrison street and Flushing avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition in part and denied in part.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(424-25-A)

WHEREAS, Gustave Erda, for Gleason-Tiebout Glass Company, owner, filed, April 20, 1925, an appeal from an order of the fire commissioner, affecting premises northwest corner of Garrison street and Flushing avenue, Maspeth, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 30, 1925 (Order No. 954071-LC), reads:

"1. Discontinue the storage of fuel oil in containers other than metal tanks with all openings or connections through the top. \* \* \*.

"4. Provide a reinforced concrete or masonry cover for fuel oil tank enclosure. \* \* \*.

"5. Provide a manhole in tank enclosure and a fireproof cover properly weighted, immediately above manhole in fuel oil storage tank. \* \* \*.

"7. Fill space between fuel oil storage tanks and the enclosure with dry upland sand or earth well tamped. \* \* \*.

"8. Provide a separate enclosure for each fuel oil storage tank. \* \* \*.

"9. Provide a bracing for flat heads of cylindrical fuel oil storage tank or tanks. \* \* \*.

"10. Discontinue the use of cylindrical fuel oil storage tank which is not constructed of 5/16 in. shell and 3/8 in. heads.

"11. Discontinue the use of rectangular fuel oil tank, the steel plates of which are less than 5/16 in. \* \* \*.

"12. Remove rust proofing material from seams of tank so that proper test can be made. \* \* \*.

"13. Make manhole cover of fuel oil storage tank of cast iron, steel or of same material used in construction of tank. \* \* \*.

"14. Make manhole cover of fuel oil storage tank or tanks gas-tight. \* \* \*.

"15. Provide a manhole on fuel oil storage tank or tanks of not less than 11 in. by 16 in. \* \* \*.

"16. Provide an approved fire extinguishing system for each fuel oil storage tank in excess of 5,000 gallons for inside tanks and in excess of 10,200 gallons for outside tanks. \* \* \*.

"17. Provide an easily accessible control for fuel oil fire extinguishment system. \* \* \*.

"18. Place fuel oil storage tank or tanks in permanent position and make hydrostatic test in the presence of an inspector from the Fire Department. \* \* \*.

"19. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 25 pounds per square inch for all riveted tanks. \* \* \*.

"21. Install fuel oil carrying pipes in such a manner as to drain to the fuel oil storage tank. \* \* \*.

"26. Provide full weight standard piping for all work carrying fuel oil at a pressure of not less than 100 lbs. \* \* \*.

"27. Provide a hydrostatic test of not less than 150 lbs. per square inch for all fuel oil carrying piping of a normal working pressure of less than 100 lbs. \* \* \*.

"28. Provide a non-corrosive automatic pressure relief valve of not less than 1/2 in. by 1/2 in. on each fuel oil heater. \* \* \*.

"29. Remove all hand valves from safety valve lines. \* \* \*.

"30. Connect the discharge from each automatic pressure relief valve or valves into the fuel oil storage tanks or into the suction line free from valves. \* \* \*.

"31. Provide an automatic by-pass valve between each fuel oil pump and first discharge shut-off valve. \* \* \*.

"32. Connect the discharge from each automatic by-pass valve or valves into the suction lines near the pump or into the fuel oil storage tank. \* \* \*.

"41. Discontinue the practice of heating fuel oil storage tanks by means other than by hot water. \* \* \*.

"42. Provide a thermostat to control the heating of the fuel oil in the storage tanks to not more than 140 degrees F. \* \* \*.

"43. Provide a shut-off valve at each fuel oil burner so designed as to close against the supply of oil as to prevent the withdrawal of stems by continued operation of the hand wheel. \* \* \*.

"44. Provide a shut-off valve in the suction line near the supply tank as practicable. \* \* \*.

"45. Provide a vaporproof gauging device for indicating the level of the oil in the fuel oil storage tank. \* \* \*.

"46. Make test well gas-tight and keep same lock when located outside of building. \* \* \*.

"47. Provide fuel oil pump or pumps of a type approved by the Board of Standards and Appeals. \* \* \*.



# MINUTES

"48. Locate the fuel oil pumps not more than 10 ft. below the elevation of the top of tank or tanks. \* \* \*.

"52. Remove all fuel oil from the premises until a permit has been issued by the Fire Commissioner. \* \* \*.

"53. File plans showing the complete installation of fuel oil burning equipment. \* \* \*.

"54. Submit a certificate from the Superintendent of Buildings approving the proposed construction of the tank enclosure and location of the tanks. \* \* \*."

WHEREAS, the premises consists of a large plot of ground containing eight structures designated on plans by numerals, one story in height. No. 1, oil storage; No. 2, cistern; No. 3, producer house; No. 4, furnace house; No. 5, manufacturing house; No. 6, boiler house; No. 7, pot storage house; No. 8, sand storage house; OCCUPIED collectively as a glass smelting works; a fuel oil system has been installed on the premises since 1903 for use in smelting the glass; one rectangular and two cylindrical oil storage tanks of 8,000, 10,000 and 3,700 gallons capacity, respectively, constructed of metal, 1/4 in. thick, except the cylindrical heads, which are 1/2 in. thick, and two oil pumps are installed in the fireproof structure No. 1, 71 ft. by 25 ft. in area; the burner is 6 ft. above the tank, installed in structure No. 4, with necessary connecting pipes between the buildings; and WHEREAS, the appellant contends that the piping installed known to the trade as "standard"; the working pressure of the fuel oil equipment is 40 pounds; that the fuel oil is not heated in the tanks; that one Worthington and one Smith & Vail pump are installed, which are mechanically perfect; that the fuel oil equipment as installed has been successfully operated since its installation in the year 1903.

Resolved, that the order of the fire commissioner be and hereby is *modified*, and the appeal as to Items 1, 4, 5, 7, 9, 10, 11, 12, 15, 18, 19, 21, 26, 27, 45, 47, 52, 53 and 54, and it hereby is *granted on condition* that the existing pumps or other approved pumps shall be maintained; that the items denied by this board shall be rectified and that a plan shall be filed with the fire department as to the existing use and layout; that no further extension of the permit shall be made unless same complies with the fuel oil rules of the board of standards and appeals; and *granted* so long as the use and conduct of this existing fuel oil burning installation shall be restricted to the industrial operation and use of existing glass manufacturing plant, with burners of approved type; and the appeal as to Items 13, 14, 17, 28, 29, 30, 31, 32, 41, 42, 43, 44 and 46, be and it hereby is *denied*.

## BUILDING ZONE CASES.

1101-25-BZ.

APPLICANT—Jenks & Rogers, for Henner Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Philip Scharf.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., for inspection and report by a committee of board.

1102-25-BZ.

APPLICANT—McCooey & Conroy, for James Fennimore, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building

zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—767-793 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Saul Jurkowitz, Andrew S. Derby and others.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., on consent of both sides.

1101-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the proposed alteration and maintenance of a building to be used as a wet wash laundry.

PREMISES AFFECTED—54 Avenue U, Brooklyn.

APPEARANCES—

For Applicant: Bernard Stattman.

For Opposition: N. C. Helman.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on consent of both sides.

1102-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house.

PREMISES AFFECTED—50 Avenue U, Brooklyn.

APPEARANCES—

For Applicant: Bernard Stattman.

For Opposition: N. C. Helman.

ACTION OF BOARD—Laid over to March 9, 1926, at 2 p. m., on consent of both sides.

1163-25-BZ.

APPLICANT—Ara C. Harrington, for Southwest Company, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit the erection and maintenance of a business building.

PREMISES AFFECTED—Southeast corner of Fordham road, Lorillard place and Bathgate avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw; application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

599-25-BZ.

APPLICANT—Eugene de Rosa, for Maxlam Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.



# MINUTES

PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th streets, The Bronx.  
APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: None.

ACTION OF BOARD—Report of committee adopted and hearing laid over to March 16, 1926, at 10 a. m., on request of applicant.

THE VOTE TO ADOPT REPORT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon ..... 4  
Negative: Commissioner Guilfoyle ..... 1  
Absent ..... 0

903-25-BZ.

APPLICANT—McCooley & Conroy, for N. & H. Building Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—823-829 Classon avenue, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor and John H. McCooley, Jr.

For Opposition: Franklin N. Tomlin, Joseph Kopelman, Elizabeth Beyer, Henry Schepar and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle ..... 2  
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon ..... 3  
Absent ..... 0

THE RESOLUTION:

(903-25-BZ)

WHEREAS, McCooley & Conroy, for N. & H. Building Company, Inc., owner, filed, September 4, 1925, an application, under the building zone resolution, to permit in a business district the change of occupancy of the 2nd story from auto accessories to a garage for the storage of more than five (5) motor vehicles; premises 823-829 Classon avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 2, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Classon avenue is in a business district; that Lincoln place is in a residence district, and that St. Johns place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 10, 1925, reads:

"Proposition contrary to zone resolution changing occupancy of 2nd floor from auto accessories to public garage for more than five (5) cars.";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 65 ft. and a depth of 100 ft. Occupied: 1st story, garage for the storage of more than five (5) motor vehicles; the building having been erected under variation of the building zone resolution granted by the board under Cal. No. 399-23-BZ, for a one-story structure; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 7-b of the building zone resolution nor under section 21 of the resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7b and c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building.

PREMISES AFFECTED—4001-4011 14th avenue, Brooklyn.

APPEARANCES—

For Applicant: Herman E. Horwood.  
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....  
Absent .....  
THE RESOLUTION:

(1213-25-BZ)

WHEREAS, Morris Kaufman, for Isidore Resnikoff, owner, filed, November 23, 1925, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 2, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourteenth avenue is in a business and unrestricted district, and that 40th street and 41st street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings rendered February 24, 1926, reads:

"Proposed theatre as per revised plans, to be located partly in a business district and partly in a residence district is contrary to Art. II, Sect. 3 of Zone Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 90 ft. and a depth of 120 ft.; to be occupied as a theatre and store building; a portion of the building projecting 20 ft. into the residence district; and

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7-b and 7-c of the building zone resolution, and also that there would not be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the law within the meaning of section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

1137-25-BZ.

APPLICANT—Deutsch & Schneider, for Alice J. owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and also the change of occupancy, from a residence to a business use, the basement and 1st story of an existing building occupied as a dwelling.



# MINUTES

PREMISES AFFECTED—53 East 60th street, Manhattan.

## APPEARANCES—

For Applicant: Maurice Deutsch and Alice Jones.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1137-25-BZ)

WHEREAS, Deutsch & Schneider, architects and engineers, Alice Jones, owner, filed, October 22, 1923, an application, under the building zone resolution, to permit in a residence district the alteration and also the change of occupancy from residence to a business use of the basement and 1st story of an existing building occupied as a dwelling; premises 53 East 60th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 2, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 61st street is in a residence district, and that East 60th street and East 59th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 22, 1925, reads:

"5. Proposed business use is unlawful in a residence district. Art. II of Building Zone Resolution."

WHEREAS, the existing building is of non-fireproof construction, four stories and basement (five stories) in height, with a frontage of 20 ft. and a depth of 100 ft. 5 in.; and occupied as stores and dwellings; and

WHEREAS, there was no objection to granting the application and relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, in view of the existing non-conforming use on premises adjoining and abutting to premises on either side of the appeal.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the front elevation of the existing street wall shall remain unchanged; that it shall not be extended forward to the lot line; that the business use shall be restricted to the lower two stories, and shall be limited to the conduct and operation of retail mercantile stores or shops, such as book store, confectionery or other light industry of inoffensive and inconspicuous character, and the remainder of the building restricted to dwelling use and occupancy; that there shall be no advertising signs displayed on the front of the building, other than flat metal wall signs; that there shall be no manufacturing use conducted on the premises; that all permits necessary for the prosecution of the work shall be obtained within nine months and the alterations completed within twelve months from the date of this action; and that the provisions of the building zone resolution shall be complied with in all other respects.

23-BZ.

APPLICANT—Nicholas Di Gregorio, owner.

SUBJECT—Application for extension of permit (re: decision of superintendent of buildings) to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles; three (3) spaces rented to persons not residing on premises.

PREMISES AFFECTED—733-735 East 235th street, The Bronx.

## APPEARANCES—

For Applicant: Nicholas Di Gregorio and Conrad Di Cristina.

For Opposition: None.

ACTION OF BOARD—Extension of permit denied.

## THE VOTE TO EXTEND PERMIT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(729-23-BZ)

WHEREAS, John De Hart, for Nicholas Di Gregorio, owner, filed, June 11, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises; premises 733-35 East 235th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, December 18, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 235th, East 236th streets and Byron avenue are residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1923, reads:

"Your request of May 29th for a certificate of occupancy for a garage of four motor vehicles, three of which are to be rented out to persons not residing on the premises 733-35 East 235th Street, Bronx, is hereby denied for the reason that the premises are located within a residence district as established by the Building Zone Resolution and the garage will not be used solely as an accessory to the dwelling upon the premises."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 35 ft. and a depth of 20 ft.; occupied as a garage for the storage of four motor vehicles, three spaces rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 82.3 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting December 18, 1923, for a temporary period of two years, and Nicholas Di Gregorio requested an extension of time for a further period of two years; and

WHEREAS, it appears that Nicholas Di Gregorio is no longer the owner of the property, Conrad Di Cristina being the owner, having purchased the premises June 9, 1925, subject to the conditions set forth in the resolution of the board.

Resolved, that the application for an extension of the permit be and it hereby is denied.

## AREA FIXED.

(1304-25-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents for the conversion of an existing warehouse and garage to a garage for more than five motor vehicles; premises 2447-2449 Coney Island avenue, Brooklyn.

The following area was approved by the board:

Both sides of Coney Island avenue from Avenue U to Avenue V; also the premises at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MARCH 2, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B. Fischer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

#### APPEARANCES—

For Petitioner: Frank R. Haum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., on request of petitioner.

734-25-S.

PETITIONER—Buchman & Kahn, for Siden Building Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.

#### APPEARANCES—

For Petitioner: Frederick J. Peper.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., on request of petitioner.

1121-25-S.

PETITIONER—Samuel Rosenblum, for L. H. N. W. Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—130-132 West 25th street, Manhattan.

#### APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., to obtain proper certificate of occupancy.

654-25-S.

PETITIONER—Criterion Construction Co., for East New York Knee Pants Co., owner.

SUBJECT—Application for reopening; variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—539 Schenck avenue, Brooklyn.

#### APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing March 30, 1926, at 2 p. m.

#### THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

913-25-S.

PETITIONER—Buchman & Kahn, for Rutley's, Inc., lessee.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—1424-1444 Broadway, Manhattan.

#### APPEARANCES—

For Petitioner: Bertram Weil.

For Administration: None.

ACTION OF BOARD—Petition withdrawn.

#### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon ..... 1

1026-25-S.

PETITIONER—A. L. Reed Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—120-08-120-10 Jamaica avenue, Richmond Hill, Borough of Queens.

#### APPEARANCES—

For Petitioner: Henry W. Leeker.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed.

#### THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative ..... 0

Absent ..... 0

#### THE RESOLUTION:

(1026-25-S)

WHEREAS, A. L. Reed Co., owner, filed, October 5, 1925, a petition for variation from the requirements of the law, as cited in the order of the fire commissioner, affecting premises No. 120-08-120-10 Jamaica avenue, Richmond Hill, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 11, 1925, reads (Order No. 79979-JD):

"1. Arrange iron bars on windows on 1st story, 120th St. side, also in court yard, so as to be removable or removable from both sides in such a manner as to afford the free and unobstructed use of windows for purposes of egress, as per Sec. 272 Labor Law."

and

WHEREAS, the building is non-fireproof, four stories high, 50 ft. by 100 ft. in area; OCCUPIED for the manufacture of leather goods, 30 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: An interior non-fireproof stairway, extending from the 1st story to the roof; iron ladder to roof scuttle, enclosed in brick stone walls with fireproof doors at openings; a fire escape from 1st to 2nd story at front; a fire escape on the side of the building, having a gooseneck ladder extending from top story to the ground level; with exit from the termination of the fire escape by means of a fire escape on Jamaica avenue; and

WHEREAS, the petitioner claims that there are four windows on the west side, four windows on the south side, five windows on the east side at 1st story which are in order to protect against theft; that large and heavy stocks are stored on the premises; that the exits are obstructed; the petitioner refers the board to a similar order which was granted under Cal. No. 805-17-S;

WHEREAS, a similar order was modified under Cal. No. 805-17-S.

Resolved, that the petition be and it hereby is dismissed without prejudice.

984-25-S.

PETITIONER—H. C. Bainbridge, Jr.

SUBJECT—Variation of labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—2-24 Cumberland street, Brooklyn.

## APPEARANCES—

For Petitioner: H. C. Bainbridge, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

## THE RESOLUTION:

(984-25-S)

WHEREAS, H. C. Bainbridge, Jr., for I. C. Bainbridge and Estate of R. W. Bainbridge, owners, filed, September 24, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 2-24 Cumberland street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 14, 1925 (Order No. 82611-LD), reads:

"1. Arrange the doors leading to the stairways on all stories upon which five or more persons are employed, so as to open outwardly without obstructing the stairways, as per Section 271 of the Labor Law."

WHEREAS, the premises consist of three non-fireproof buildings; No. 1 and No. 2 being four stories and No. 3 being five stories in height; buildings being connected on each story by a corridor with stair tower and elevator shafts; Building No. 1 being 92 ft. by 41 ft. in area; Building No. 2 being 70 ft. by 91 ft. in area at 1st story and 53 ft. by 72 ft. in area above; Building No. 3 being 45 ft. by 94 ft. in area; OCCUPIED for the manufacture and storage of paper goods. Building No. 1, 1st story, 6 persons; 2nd story, 3 persons; 3rd story, 4 persons; 4th story, 2 persons. Building No. 2, 1st story, 9 persons; 2nd story, 17 persons; 3rd story, 7 persons; 4th story, 1 person. Building No. 3, 1st story, 2 persons; 2nd story, 5 persons; 3rd story, 37 persons; 4th story, 6 persons; 5th story, 12 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS for the three buildings consist of two interior fireproof stairways, extending from the 1st story to top stories (with iron ladders to bulkheads in roof), enclosed in fireproof partitions with sliding fireproof doors at openings; a fire escape on the southerly side of the building, having fireproof openings along the course thereof, extending from roof to the street; and

WHEREAS, petitioner contends that the openings leading to the stairways and corridors are adequately protected, and that the doors do not obstruct the stairways.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1024-25-S.

PETITIONER—Samuel Cohen, for Catalino Realty Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—336-338 West 25th street, Manhattan.

## APPEARANCES—

For Petitioner: Max Siegel.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Holland and Chief  
Kenlon ..... 4

Negative: Commissioner Guilfoyle ..... 1

Absent ..... 0

## THE RESOLUTION:

(1024-25-S)

WHEREAS, Samuel Cohen, for Catalino Realty Co., owner, filed, October 5, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises No. 336-38 West 25th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated September 22, 1925, reads (Alt. Applic. No. 1124-1925):

"11. A fireproof passageway should be provided from fire escape to street. Section 273 of Labor Law."

WHEREAS, the premises consists of two non-fireproof five-story tenement houses on the front of the lot, and a rear non-fireproof building under consideration in this petition, having a separate entrance from the street through the 1st story of front tenement No. 338 West 25th street, three stories in height, 75 ft. by 22 ft. in area. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in fire-retarded partitions with fireproof doors at openings; an iron ladder to roof scuttle; ROOFS of adjoining buildings 8 ft. below at east; and

WHEREAS, the petitioner has filed plans and applications with the bureau of buildings, proposing to convert the occupancy from a stable to a factory building, located within a business use district, and proposes to construct a fire escape on the front of the building in accordance with the labor law, except as to the proposed egress from the termination of the same, which is through the non-fireproof hallway on 1st story of the front tenement No. 336 West 25th street, leading to the street; and

WHEREAS, the petitioner contends that the proposed egress from termination of proposed front fire escapes is adequate; also that the front and rear buildings are under one ownership.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects passageway from fire escape proposed on building at rear of plot, on condition that the fire escape and exit facilities otherwise required shall comply with the labor law in all other respects and egress from termination of the fire escape in yard shall be maintained through open and approved passage of tenement house on the front of the lot direct to street and through horizontal opening from yard to adjoining structure to the west.

1126-25-S.

PETITIONER—J. C. Penney Building & Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—330 West 34th street, Manhattan.

## APPEARANCES—

For Petitioner: J. F. Miller.

For Administration: None.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

## THE RESOLUTION:

(1126-25-S)

WHEREAS, J. C. Penney Bldg. & Realty Corp., owner, filed, October 30, 1925, a petition for variation from the requirements of the labor law, as cited in the decisions of the superintendent of buildings, affecting premises 330 West 34th street, Borough of Manhattan; and

WHEREAS, the decisions of the superintendent of buildings, dated November 11, 1925, and September 22, 1925, respectively, read:



# MINUTES

"It is requested that permission be given to use the basement, 1st and 2nd floors of the extension at the west of the building for factory purposes.

"This amendment is disapproved with the following objection:

"44. This building does not comply with Sections 264-270 of the Labor Law."

"It is requested that permission be given to use the central portion and westerly portion of the unassigned space in the basement as a Printing Establishment for the owner's use.

"This amendment is disapproved with the following objection:

"44 This building does not comply with Sections 264 and 270 of the Labor Law.";

and

WHEREAS, the main building is fireproof, 18 stories (with a two-story and basement extension, 61 ft. 5 in. by 197 ft. 6 in. in area at the northwest), 235 ft. by 197 ft. 6 in. in area. OCCUPIED: Basement, storage and also proposed use as printing plant and box repair, 50 persons; 1st story, stores; 2nd to 14th stories, warehouse; 15th to 18th stories, offices, 1,065 persons above the 1st story; it is proposed to use the basement, 1st and 2nd story of the two-story extension as a factory; EQUIPPED with a sprinkler system and a fire alarm signal system. EGRESS: Three interior fireproof stairways extending from the basement to the roof, enclosed in 4 in. hollow tile partitions with tin-clad doors at openings; the means of EGRESS in the two-story section being a fireproof stairway extending from the basement to 1st story, a fireproof stairway extending from the 1st to 2nd story and also, on the 2nd story, a horizontal exit, in the east wall, leading to the stairways in the main building; and

WHEREAS, petitioner contends that the building complies in all other respects with the labor law excepting as to there being 1½ in. instead of 2 in. of fireproof material encasing structural steel; that instead of all windows being fireproof, only the windows on the east side of the building are fireproof, and that the partition around the stairways and fire towers are constructed of 4 in. hollow tile instead of being 6 in. of hollow tile as required by the labor law.

Resolved, that the decision of the superintendent of buildings be and they hereby are affirmed, and the petition be and it hereby is denied.

892-25-S.

PETITIONER—Peerless Roofing & Construction Co., Inc., for Richmond Weed, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—56 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(892-25-S)

WHEREAS, Peerless Roofing & Construction Co., for Richmond Weed, owner, filed, September 1, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 56 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 18, 1925, reads (Order No. 82991-LD):

"1. Arrange the fire escape at the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted on this fire escape are the following: No stairway at least 22 in. in width placed at an angle of not more than 45 degrees leading from lowest balcony to ground. No safe passageway to street from the termination.";

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. 6 in. by 100 ft. 6 in. in area at 1st story and 20 ft. 6 in. by 60 ft. 6 in. in area above. OCCUPIED: 1st story, store; 2nd story, furrier, 4 persons; 3rd story, manufacturing embroidery, 12 persons; 4th story, corsetmaker, 3 persons; 5th story, offices, 5 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fire-resisting partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the roof of 1st story extension; with no legal means of egress from the termination of the same; ROOFS of adjoining buildings at the same level; and

WHEREAS, the petitioner proposes to provide a 60 degree iron stairway, 22 in. in width, leading from roof of 1st story extension to roof of one-story extension adjoining at south; the petitioner also contends that the State Labor Department accepted the present outside fireproof stairs as a required means of egress in 1916, the same having been erected as a result of an order to provide an additional means of egress and

WHEREAS, this question was approved by the State Department of Labor on February 18, 1916.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from the termination of the fire escape on the rear of the building, on condition that fixed 45 degree stairs shall be provided from the roof of the existing extension to roof of a one-story fireproof extension on the rear of the building, with egress therefrom into 1st story extension through plain glass openings and adjoining roofs to the west; granted only so long as conditions as to use remain unchanged and the occupancy do not exceed capacity of interior stairway.

1142-25-S.

PETITIONER—James W. Byrnes, for Wichert, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1708-16 Atlantic avenue, Brooklyn.

APPEARANCES—

For Petitioner: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1142-25-S)

WHEREAS, James W. Byrnes, for Wichert, Inc., owner, filed, November 6, 1925, a petition for variation from requirements of the labor law, as cited in the order of



# MINUTES

the commissioner, affecting premises No. 1708-16 Atlantic Avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 1924, reads (Order No. 60647-LD):

"1. Arrange the fire escape on the south side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. \* \* \*.

"NOTE: Among the defects noted on this fire escape are the following: No stairway from top balcony to roof. Windows on course not fireproof nor self-closing.";

WHEREAS, the building is non-fireproof, three stories in height, 67 ft. by 90 ft. in area. OCCUPIED: Tenant factory, textile work, 75 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in fireproof partitions with doors at openings; a fire escape on the rear of the building, having unprotected openings along the course thereof, extending from the top story (with gooseneck ladder to roof) to the 2nd story balcony with counterbalanced stairs to yard; with EGRESS from the termination of the fire escape by means of open yard to street; and

WHEREAS, petitioner proposes to provide fireproof windows along the course of the fire escape, and contends that the existing means of egress will then be adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects stairway from the top story balcony to the escape, on condition that a fixed gooseneck ladder shall be provided from the top story balcony fire escape to roof, and that the fire escape shall comply in all other respects with the requirements of the labor law; and granted only so long as the conditions as to occupancy and use shall remain substantially unchanged.

1035-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Regina Schild, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—122 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1035-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Regina Schild, owner, filed, October 9, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 122 West 29th street, Borough of Manhattan;

WHEREAS, the order of the fire commissioner, dated May 1925, reads (Order No. 78104-LD):

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least three feet throughout leading to the street, \* \* \*."

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 98 ft. 6 in. in area at 1st story and 25 ft. by 88 ft. 6 in. in area above. OCCUPIED: 1st story, store; 2nd, 3rd and 4th stories, furriers; 21 persons above the 1st story; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the roof of 1st story extension, with no legal means of egress to the street; ROOFS of adjoining buildings at same level; and

WHEREAS, the petitioner contends that the present means of egress from foot of rear fire escapes is adequate, consisting of an iron stairway leading from roof of 1st story extension down to yard of premises adjoining at south, thence through said adjoining building to street; egress may also be had to roof of the one-story extension adjoining at east on the same level.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the fire escape, on condition that a fixed 45 degree iron stairs shall be provided from the roof of the one-story extension to adjoining yard to the west, with egress through openings in brick wall to yards of four adjoining premises to the west; that the fire escape shall comply with the labor law requirements in all respects; and that the occupancy shall be limited to the legal capacity of the interior stairs.

1036-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for George R. Smith, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—131 Liberty street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(1036-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for George R. Smith, owner, filed, October 9, 1925, a petition for variation from the requirements of the labor law as cited in the order of the fire commissioner, affecting premises No. 131 Liberty street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 18, 1925, reads (Order No. 83004-LD):

"3. Arrange the bridges connecting buildings at west side on all stories so as to conform with the requirements of Section 267 of the Labor Law.

"NOTE: Among the defects noted on these bridges are as follows: Gradient more than 1 foot fall in six. Windows within 30 feet of bridge in connected buildings not encased in metal frames and sash and not provided with wired glass.";

WHEREAS, the building is non-fireproof, seven stories in height, 23 ft. 2 in. by 96 ft. 10 in. in area. OCCUPIED: 1st story, store; 2nd story, stock room, 10 persons; 3rd story, vacant; 4th story, printers, 17 persons; 5th story, manufacture of jewelry, 27 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in fire-re-



# MINUTES

tarding partitions with fireproof doors at openings; a horizontal exit on each story at rear, west side, leading to building No. 161 Washington street by means of open iron bridges, with fireproof doors opening thereon. ROOFS of adjoining buildings 4 stories lower at west; and

WHEREAS, the petitioner contends that the few steps on each of the iron bridges instead of a gradient does not interfere with the use of the same; that there are three (3) windows on each of the 5th, 6th and 7th stories and one window on the 2nd story which are non-fireproof and affected by Item 3, Order No. 83004-LD, but all of these windows are provided with iron shutters.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the gradient on the course of the connecting bridge, on condition that the connecting bridge shall comply with the labor law requirements in all other respects; that all windows within 30 ft. of bridge exit shall be protected in accordance with the requirements of the building code.

1072-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Warman & Cook, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—209 East 39th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(1072-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Warman & Cook, Inc., owner, filed, October 20, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 209 East 39th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1925, reads (Order No. 85741-LD):

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. \* \* \*. Among the defects noted on this fire escape are the following:

"2. Extend the interior stairway at the west side of building to the roof, as per Section 271 of the Labor Law. (See Note).";

and

WHEREAS, the building is non-fireproof, four stories in height, 16 ft. 6 in. by 44 ft. in area. OCCUPIED: 1st story, store, 7 persons; 2nd story, showrooms and factory, 3 persons; 3rd story, manufacture of drapery, 7 persons; 4th story, manufacturer of drapery and finishing fixtures, 7 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story with double rung iron ladder (in closet) leading to scuttle in roof, enclosed in wood lath and plaster partitions with wooden doors at openings; a fire escape on the rear of the building, having fireproof self-closing windows along the course thereof, extending from the roof to the yard; with EGRESS from the termination of the fire escape by means of door in fence opening to yard of premises adjoining to the west; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends, in view of the light occupancy of the premises, that the existing means of egress are adequate.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 1, only so far as it affects egress from the termination of the fire escape, on condition that an open, unobstructed doorway shall be maintained from the yard of premises to adjoining yard to the west, with egress through open passageway to street; denied as to Item No. 2.

1179-25-S.

PETITIONER—Samuel Rosenblum, for Morris Simon, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1459 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(1179-25-S)

WHEREAS, Samuel Rosenblum, for Morris Simon, owner, filed, November 13, 1925, a petition for variation from the requirements of the labor law, as cited in order of fire commissioner, affecting premises 1459 Third avenue, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 85741-LD, dated September 29, 1925, reads:

"1. Extend the interior stairway at the south side of building to the roof, as per Section 271 of the Labor Law, said extension and the landings and passageway connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 ft. above the roof, as per Sec. 271 and 272 of the Labor Law and Rule 2 of Industrial Code (see note)."

"2. Provide safe and unobstructed egress from the lower termination of the fire escape on rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during business hours, or by means of providing access to a rear area having communication with the street, as per Section 273 of Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. by 80 ft. in area. OCCUPIED: 1st story, store; 2nd story, manufacture of costumers, 3 persons; 3rd story, manufacture of clothing, 15 persons; 4th story, manufacture of cigars, 15 persons; 5th story, manufacture of balls, 20 persons; EQUIPPED with a fire alarm system. EXITS: An interior fireproof stairway extending from the 1st story to the top story; double rung iron ladder to roof scuttle, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the yard level, with EGRESS from the termination of the fire escape by means of door in fence, 2 ft. 6 in. by 4 ft., leading to yard of No. 209 East 39th street; ROOFS of adjoining buildings 1 story higher at north, 1 ft. 6 in. higher at south; and

WHEREAS, the petitioner claims that the board of standards and appeals has granted the petition for variation of the interior stairs without extension to roof under Item 2557-17-S; that re: to Item 2, the petitioner contends



# MINUTES

present opening in fence to adjoining yard at east, thence direct to street, is adequate.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 2, only so far as it affects egress from the termination of the fire escape, *on condition* that an unfastened opening shall be maintained from yard of these premises to adjoining yards of premises directly to the east, with egress from said yards through premises No. 205 East 82nd street; that the occupancy shall not exceed the legal capacity of the interior stairs; *granted* only so long as conditions as to occupancy and use remain unchanged; and *denied* as to Item No. 1.

1196-25-S.

PETITIONER—William F. Doyle, for Rafel Estates, Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—778-780 6th avenue and 69-77 West 44th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1196-25-S)

WHEREAS, William F. Doyle, for Rafel Estates, Inc., owner, filed, November 18, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 778-80 Sixth avenue and 69-77 West 44th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 5, 1925 (N. B. Applic. No. 283-1925), reads:

"13. Type of fireproof windows should comply with Section 262 of the Labor Law or with windows approved by the Board of Standards and Appeals.";

and  
WHEREAS, the building is fireproof, 20 stories in height, 75 ft. by 125 ft. in area; OCCUPIED as lofts, offices and showrooms; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings to north 150 ft. lower, to east 200 ft. lower; and

WHEREAS, petitioner proposes to eliminate self-closing devices on all windows excepting on those windows within 50 ft. of adjoining roofs and within 30 ft. of any openings in adjoining buildings.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows, within 30 ft. vertically or 50 ft. horizontally of the adjoining buildings, and on the street front, below the 12th story, inclusive, *on condition* that the requirements of the labor law shall be complied with in all other respects.

1235-25-S.

PETITIONER—Charles A. Platt, for Vincent Astor, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—697 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Joel D. Marder.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(1235-25-S)

WHEREAS, Charles A. Platt, for Vincent Astor, owner, filed, December 2, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 697 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 30, 1925 (N. B. Applic. No. 538-1925), reads:

"1. Exits should comply with Sec. 270, Subd. 3 of Labor Law for all floors.";

and  
WHEREAS, an application was filed in the bureau of buildings (N. B. 538-1925) for the construction of a five-story fireproof building, 25 ft. by 100 ft. in area at 1st story and 25 ft. by 88 ft. in area above; and under date of November 24, 1925, an amendment was filed to change the occupancy of the building as follows: Cellar, storage, 5 persons; 1st story, store, 25 persons; 2nd story to 5th story, showrooms, 25 per cent manufacturing, 30 persons per story; the means of EGRESS to consist of an interior fireproof stairway, extending from 1st story to roof, enclosed in 6 in. terra cotta partitions with fireproof self-closing doors at openings; the proposed second means of EXIT to consist of a 24 in. wide exterior screened stairway on the rear of the building from the mezzanine floor to the roof, connected to fireproof building at the rear by bridge at the 3rd story level, building at the rear being under same ownership; it was proposed to have the store entrance door on the 1st story and the door from store to exit hall 3 ft. wide and swinging in; the cellar exits consist, in addition to the fireproof stairway to the 1st story, of an engineer's ladder to the sidewalk; there will be no heating plant in the cellar, heat being obtained from the adjoining premises; and

WHEREAS, petitioner contends that the proposed means of egress would be adequate for the small factory occupancy which is incidental to showroom occupancy, and that it is not proposed to rent the building for manufacturing purposes.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1272-25-S.

PETITIONER—James P. Whiskeman, for 66 West 47th St. Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—66 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: James P. Whiskeman.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(1272-25-S)

WHEREAS, James P. Whiskeman, for 66 West 47th Street Corporation, owner, filed, December 10, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 66 West 47th street, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered November 4, 1925 (N. B. Applic. No. 268-1925), reads:

"13. Proposed stairway between basement and first story should be enclosed in fireproof partitions to comply with Sections 264-70, Par. 7 of Labor Law.";

and

WHEREAS, an application (N. B. Applic. No. 268-1925) was filed in the bureau of buildings for the construction of a fireproof building, 16 stories in height, 118 ft. by 100 ft. 5 in. at 1st story, and 118 ft. by 90 ft. in area above. To be OCCUPIED: Cellar, boiler room and storage; 1st story to 4th story, stores; 5th story to 16th story, showrooms with 25 per cent manufacturing; building to be EQUIPPED with a sprinkler system; means of EGRESS to consist of an interior fireproof stairway extending from 1st story to roof, and a fire tower; and

WHEREAS, an amendment was filed in the bureau of buildings to permit an open stairway from the basement to the 1st story; the building from the basement to the 4th story being used as a salesroom for furniture by one tenant; and

WHEREAS, the petitioner contends that if the building were not used in part for manufacturing on the upper stories, the building code would permit this open stairway, and that all the other stairways comply with the labor law in all respects.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the petition be and it hereby is denied.

1181-25-S.

PETITIONER—Samuel Rosenblum, for George W. Welsh, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—186-188 Franklin street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(1181-25-S)

WHEREAS, Samuel Rosenblum, for George W. Welsh, owner, filed, November 13, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 186-88 Franklin street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 8, 1925, reads (Order No. 86020-LD):

"1. Arrange the fire escape at the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. \* \* \*. (See Note.)

"Among the defects noted on this fire escape are the following: No stairway from lowest balcony to ground. No fireproof passageway leading to the street from termination. \* \* \*.

"2. Remove the sub-standard fire escape on the front of the building or reconstruct same to conform with Sec. 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, amended May 9th, 1924:

"Among the defects noted on this fire escape are the following: Windows on course not fireproof nor self-

closing. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.";

and

WHEREAS, the building is non-fireproof, six stories height, 49 ft. 9 in. by 87 ft. 9 in. in area at 1st story and 49 ft. 9 in. by 73 ft. in area above; OCCUPIED by one tenant for the manufacture of mirrors; 36 persons above the 1st story; EQUIPPED with a fire alarm signal system; EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in fire-resisting partitions with fireproof doors at openings; a sub-standard fire escape on the front of the building, having unprotected openings along the course thereof, extending from the top story to the 2nd story balcony, with drop ladder to street; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of a connecting balcony to the fire escape on the building to the rear—No. 64-66 North Moore street; ROOFS of adjoining buildings to west 2 stories higher, to east 1 story lower; and

WHEREAS, petitioner contends that the existing means of egress have been in existence since 1914.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, to Item No. 1, only so far as it affects the egress from the termination of the fire escape, on condition that the lower balcony shall be connected by an iron bridge to the balcony of adjoining fire escape of premises directly to the rear; granted, as to Item No. 2, on condition that the fire escape shall be maintained structurally safe, with not less than 1 degree connecting stairs and counterbalanced drop ladder guides; and granted on further condition that the interior stairs shall be enclosed and maintained in accordance with the requirements of the labor law, and that the number of persons occupying the structure shall not exceed the legal capacity of the stairs.

1088-25-S.

PETITIONER—221 West 37th St. Company, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—221-223 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Goldberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 0

Absent ..... 0

THE RESOLUTION—

(1088-25-S)

WHEREAS, 221 West 37th Street Company, Inc., lessee, filed, October 24, 1925, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 221-223 West 37th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner read:

"Order No. 70318-LD, dated December 19th, 1925:

\* \* \*. Arrange bars on windows on the west side of the building so as to be readily movable or removable from both sides, in such a manner as to afford free and unobstructed use of such windows for all purposes of egress, as per Section 272 of the Labor Law.

"Order No. 70319-LD, dated December 19th, 1925:

\* \* \*. Arrange bars on windows on rear west side



# MINUTES

1st and 2nd story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of the windows for purposes of egress, as per Section 272 of Labor Law.”;

WHEREAS, the building is non-fireproof, six stories in height, 35 ft. 9 in. by 98 ft. 9 in. in area. OCCUPIED: 1st story, showroom; 2nd story, piece goods room and dressing, 18 persons; 3rd, 4th, 5th and 6th stories, manufacture of dresses; 20 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner has filed plans showing two (2) windows on each of the 1st, 2nd and mezzanine floors, which are barred, and affected by the fire department orders; and

WHEREAS, the petitioner claims that the statute upon which the violation is based does not affect his premises.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed, and the petition be and it hereby is denied.

1185-25-S.

PETITIONER—Samuel Rosenblum, for Adolfrieda Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—121 Chambers street and 103 Reade street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION—

(1185-25-S)

WHEREAS, Samuel Rosenblum, for Adolfrieda Realty Corporation, owner, filed, November 13, 1925, a petition, with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 103 Reade street and 121 Chambers street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 1, 1925, reads:

“Order No. 73901-LD:

“1. Provide an unobstructed passageway around hoistway leading from the foot of the stairway to the street, said passageway to be not less than 3 ft. in width, as per Section 272 of the Labor Law.”;

WHEREAS, the building is non-fireproof, five stories in height, extending through the block from Reade street to Chambers street, 25 ft. 9 in. by 150 ft. 10 in. in area. OCCUPIED: 1st story, restaurant; 2nd, 3rd, 4th and 5th stories, office and manufacture of suit cases; 26 persons above the 1st story. EXITS: Two interior wooden stairways, the southerly one extending from the 1st story to roof, the northerly stairway extending to top story with an ladder to roof scuttle, the southerly stairway is enclosed in fire-retarding partitions with fireproof doors at openings; the northerly stairway is enclosed only at 1st story and 2nd story in wooden partitions, with wooden doors at the openings; a 60 degree fire escape on the Reade street front of the building, having fireproof openings along the course thereof, extending from top story to the sidewalk level; ROOFS of adjoining buildings one story higher at east, same level at east; and

WHEREAS, the petitioner proposes to provide tell-tale chains in a manner as has been prescribed by the board for other cases of a similar nature.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the hoistway opening shall be provided on each story with fixed rails and that the hoistway on the 1st story shall be equipped with tell-tale chains in accordance with the recommendations of the board of appeals, Cal. No. 1680-18-A.

1186-25-S.

PETITIONER—Samuel Rosenblum, for L. S. Briggs, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—41-45 Washington avenue, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum and L. S. Briggs.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION—

(1186-25-S)

WHEREAS, Samuel Rosenblum, for L. S. Briggs, owner, filed, November 14, 1925, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 41-5 Washington avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 14, 1925, reads:

“Order No. 76801-LD:

“1. Provide a second means of exit remote from interior stairway at 1st and 2nd stories, as per Rule 3 of the Board of Standards and Appeals, adopted July 29th, 1924.”;

and

WHEREAS, the building is non-fireproof, two stories in height, 100 ft. by 51 ft. ¾ in. in area. OCCUPIED: 1st story, bank and stores; 2nd story, manufacturing of slippers, 45 persons. EXITS: An interior wooden stairway, extending from the 1st story to 2nd story, enclosed in wood lath and plaster partitions, with wooden doors at openings; ROOFS of adjoining buildings one story lower at east and south; and

WHEREAS, the petitioner proposes to construct an iron balcony from 2nd story window at centre of court, extending over the roof of 1st story extension and leading to roof of one-story building adjoining at east.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a balcony fire escape shall be provided on the Flushing avenue front, embracing the five (5) centre openings, and that a counterbalanced drop ladder in guides shall be provided at both ends of the balcony.

1156-25-S.

PETITIONER—Helena M. Schillinger, Adm. for Estate of J. J. Schillinger, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—401-405 East 91st street, Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: Charles H. Gerard and Helena M. Schillinger.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION—

(1156-25-S)

WHEREAS, Helena M. Schillinger, for Estate of J. J. Schillinger, owner, filed, November 9, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 401-5 East 91st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 16, 1925, reads (Order No. 75623-LD):

"1. Arrange iron bars on windows on north, east, south and west sides of 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, four stories in height, 75 ft. by 96 ft. in area. OCCUPIED: 1st story, manufacture of underwear, 36 persons; 2nd story, manufacture of wire mesh, 10 persons; 3rd story, manufacture of leggings, 15 persons; 4th story, vacant; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the yard level; with EGRESS from the termination of the fire escape by means of open court adjoining at west; ROOFS of adjoining buildings same level; and

WHEREAS, the petitioner claims that there are 26 windows which are barred on the 1st story and affected by fire department order No. 75623-LD; that proper exits are maintained; that the windows are barred to protect against theft of valuable stock.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

862-25-S.

PETITIONER—G. A. & H. Boehm, for 124 West 47th Street Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—197-199-201 Greene street, Manhattan.

## APPEARANCES—

For Petitioner: George A. Boehm.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION—

(862-25-S)

WHEREAS, G. A. & H. Boehm, for No. 124 West 47th Street Company, Inc., owner, filed, August 25, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting prem-

ises 197 and 199-201 Greene street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner read:

Order No. 79453-LD—

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law.

"1. Arrange the horizontal balconies at rear of building on the 2nd, 3rd, 4th and 6th stories, so as to conform with the provisions of Section 267 of the Labor Law. Among the defects noted on these balconies are as follows: Kalamein doors with plain glass panels opening on same. Window openings within 30 ft. of open balconies in the connected buildings not encased in metal frames and sashes and provided with wire glass, or provide a second means of exit on the 2nd, 3rd, 4th and 6th stories by constructing horizontal exits having openings not less than 44 in. wide in the division wall between buildings, said openings to be protected by fire doors as per Section 267 of the Labor Law or carry out a proper alternative method of complying with the requirements of the Labor Law, Section 271.

"2. Provide an additional means of exit from the cellar and sub-cellar, said exit to be located at the south side of building remote from existing exit, in accordance with the provisions of Section 271 of the Labor Law.

Order No. 79456-LD—

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law.

"1. Provide an additional means of exit from the cellar and sub-cellar, said exit to be located at the north side of building remote from existing exit, in accordance with the provisions of Section 271 of the Labor Law.

"2. Arrange the open horizontal balconies at rear of the building on the 2nd, 3rd, 4th and 6th stories so as to conform to Section 267 of the Labor Law. Among the defects noted on these balconies are as follows:

"Kalamein doors with plain glass panels opening on same. Window openings within 30 ft. of open balconies in the connected buildings not encased in metal frames and sashes and provided with wire glass.

"Provide a second means of exit on the 2nd, 3rd, 4th and 6th stories by constructing horizontal exits having openings not less than 44 in. wide in the division wall between buildings, said openings to be protected by fire doors as per Section 267 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the premises consist of two non-fireproof buildings, six stories in height, 73 ft. 11 in. by 95 ft. in total area at the 1st story and 73 ft. 11 in. by 87 ft. 6 in. in area above. OCCUPIED: 1st story, stores; 2nd to 6th story, exclusive, manufacturing, 30 persons on each story of each building; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway in each building extending from the 1st story to the roof, enclosed in fireproof partitions with fireproof doors at the openings and an open exterior stairway from cellar to 1st story in each building; a horizontal exit through party wall at 1st story with fireproof sliding door on either side; an open outside party wall balcony at rear of each story above the 1st story;

WHEREAS, this case was acted upon by the board at a meeting held on January 5, 1926, and the board made a variation from the requirements of the labor law and the petition was granted as to Item No. 2 (Order No. 79453) and as to Item No. 1 (Order No. 79456) on condition that a fire-



# MINUTES

al exit would be provided in the subdividing fore and aft at the rear of the cellar and sub-cellar, opening to be pped with self-closing fireproof doors; that the stair- s in the cellars and sub-cellars shall be enclosed in fire- stng material, with self-closing fireproof doors; this pe- n was granted only so long as conditions as to occupancy use otherwise remained unchanged; the petition was de- as to Item No. 1 (Order No. 79453) and Item No. 2 der No. 79456); and reopened by the vote of the board he meeting held on February 16, 1926, and petitioner requests a modification of the conditions in view of the that the exit conditions were accepted by the bureau ildings as complying with the labor law.

esolved, that the board of standards and appeals does by *make a variation* from the requirements of the labor and that the petition be and it hereby is *granted*, as to er No. 79453, Item No. 1, *on condition* that the work as oved by the bureau of buildings under Alteration No. -1916, shall be complied with and so maintained; *granted*, o Item No. 2, *on condition* that a horizontal exit shall provided at the rear in the fore and aft wall of the r and sub-cellar, protected with self-closing fireproof ; *granted*, as to Order No. 79456, Item No. 1, *on condi-* that a horizontal exit shall be provided in the fore and wall of the cellar and sub-cellar, protected with self- ng fireproof door; *granted*, as to Item No. 2, *on con-* that the work as approved by the bureau of buildings r Alteration No. 2805-1916, shall be complied with and tained; and that the occupancy and use shall be re- ted to that permitted and approved by the superintend- of buildings under the said Alt. No. 2805-1916.

24-S.  
ITIONER—Joseph E. Marx, for William F. Insloe, owner.

JECT—Variation of labor law as cited in order of fire commissioner.

MITES AFFECTED—213 West 33rd street, Man- hattan.

EARANCES—

For Petitioner: Joseph E. Moore.

For Administration: Inspector Maher of fire department.

ION OF BOARD—Petition granted on condition.

DITIONS—As specified in resolution.

C VOTE—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

IE RESOLUTION—

(1435-24-S)

HEREAS, Joseph E. Marx, for William F. Insloe, owner, December 4, 1924, a petition for variation from the rements of the labor law, as cited in an order of the ommissioner, affecting premises 213 West 33rd street, gh of Manhattan; and

HEREAS, the order of the fire commissioner, dated No- ver 1, 1924, reads:

"1. Extend the interior stairway at the east side of uilding to the roof as per Section 271 of the Labor aw.";

HEREAS, the building is non-fireproof, four stories in e, 20 ft. by 100 ft. in area at the 1st story, 20 ft. by in area at the 2nd story and 20 ft. by 49 ft. in area

OCCUPIED: 1st story, restaurant; 2nd story, rooms and repair of furs, 6 persons; 3rd story, of- 5 persons; 4th story, show rooms and mfg. of em- ry, 6 persons. EXITS: An interior wooden stairway ling from 1st story to top story with iron ladder to e in roof; enclosed in wire lath and cement partitions

with wooden doors at openings; a fire escape on the front of the building extending from the top story to the 2nd story, with counterbalanced stair to street; ROOFS of ad- joining buildings are approximately at the same level; and

WHEREAS, this case was acted upon by the board at the meeting held on March 10, 1925, and the board made a vari- ation from the requirements of the labor law, and the pe- tition was granted on condition that a fixed iron ladder shall be provided from the top story hall to scuttle in roof, and that the fire escape shall be extended to the roof, and that the occupancy shall not exceed six persons on the 2nd story, three persons on the 5th story and eleven persons on the 4th story; and was granted only so long as conditions as to occupancy and use otherwise remained substantially un- changed; and reopened by the vote of the board at the meet- ing held on February 16, 1926; petitioner now requests a modification of the conditions so as to permit an increase in the occupancy, the exit capacity of the building permitting 25 persons above the 1st story.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the la- bor law, and that the petition be and it hereby is *granted on condition* that the occupancy shall not exceed twenty-five (25) persons above the 1st story, and *granted* only so long as conditions as to occupancy and use remain otherwise un- changed.

902-25-S.

PETITIONER—Frank H. Bulley, for May H. Bulley and Lillie H. Cray, owners.

SUBJECT—Application for reopening—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—355 Adams street, Brook- lyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire de- partment.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(902-25-S)

WHEREAS, Frank H. Bulley, for May H. Bulley and Lillie H. Cray, owners, filed, September 4, 1925, a peti- tion for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises 355 Adams street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated Au- gust 17, 1925, reads (Order No. 83830-LD):

"1. Enclose the interior stairway at north side of building serving as a required means of exit on all sides with partitions of fire resisting material extending con- tinuously from the floor of the 1st story to the under- side of the floor above, including any exposed stair sof- fits, landings and passageways, openings shall be pro- vided with approved self-closing fire doors, constructed as per Section 271 of the Labor Law and Rule 2 of the Board of Standards and Appeals, revised and adopted July 29th, 1924, or carry out a proper alterna- tive method of complying with Section 271 of the La- bor Law.

"NOTE:—Plans for all structural changes should be filed in the Bureau of Buildings, as required by Chap- ter 503, Laws of 1916.";

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 50 ft. in area. OCCUPIED: 1st story,



# MINUTES

restaurant, 4 persons; 2nd story, art school, 10 persons; 3rd story, vacant; 4th story, pattern shop, 7 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story; enclosed in match board partitions with wooden doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from 2nd story to the top story, a gooseneck ladder to roof and a counterbalanced drop ladder to sidewalk; ROOFS of adjoining buildings 15 ft. lower at north and south; and

WHEREAS, the petitioner contends the exits are adequate; that the school on 2nd story is occupied only between the hours 7.30 and 10 p. m.; and that it is contemplated to demolish the building within 18 months; and

WHEREAS, this petition was granted by the board at its meeting January 19, 1926, on certain conditions, and petitioner requested an amendment to these conditions to permit plaster board and metal for covering of partitions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the existing enclosure shall be covered on both sides and soffit of stair from 1st to 2nd story with "V" ribbed metal wire lath and cement mortar or 1/2 in. plaster board covered with 26 gauge sheet metal; and granted so long as conditions as to use and occupancy remain unchanged and that the occupancy shall not exceed 25 persons above the 1st story.

## APPLIANCES SUBMITTED FOR APPROVAL.

938-25-SA.

PETITIONER—Morse Dry Dock & Repair Co.  
SUBJECT—Approval of Morse Conical Type Steam Atomizing Burner.

APPEARANCES—

For Petitioner: D. J. Irish and George J. Foerst.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve endar pending report of committee of inspection.

939-25-SA.

PETITIONER—Morse Dry Dock & Repair Co.  
SUBJECT—Approval of Morse Fan Tail Type Steam Atomizing Burner.

APPEARANCES—

For Petitioner: D. J. Irish and George J. Foerst.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve endar pending report of committee of inspection.

1106-25-SA.

PETITIONER—LeGault Construction Co., Inc.  
SUBJECT—Approval of Modern Oil Burner.

APPEARANCES—

For Petitioner: A. LeGault.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve endar pending report of committee of inspection.

1078-24-SA.

PETITIONER—The Cornell Utilities Co., Inc.  
SUBJECT—Application for reopening—approval of Nokol Automatic Heater.

APPEARANCES—

For Petitioner: William Porter.

For Administration: None.

ACTION OF BOARD—Petition for reopening over to March 30, 1926, at 2 p. m., on report of petitioner.

Adjourned 5.45 p. m.

WILLIAM J. O'GORMAN, Secretary

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### Appliances Submitted for Approval.

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connection, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.

- 1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 5-23-SA—Cornell Falat Oil Burner, approval of.  
 2-23-SA—"Billow" Class G. R. Oil Burner, approval of.  
 3-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.  
 7-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 3-23-SA—Automatic Gas Shut-Off, approval of.  
 5-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 4-23-SA—Domestic Fuel Oil Burner, approval of.  
 8-23-SA—Lewis Oil Burner, approval of.  
 8-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 2-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 9-23-SA—Hydro Carbon Oil Burner, approval of.  
 0-23-SA—Crescent Combustion Fuel Oil Burner, approval of.  
 3-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 0-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 6-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 9-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.  
 3-23-SA—Ziegler Oil Burner, approval of.  
 3-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 9-23-SA—National Light Service Oil Pump, approval of.  
 3-23-SA—Heatiator Oil Burner, approval of.  
 3-23-SA—Worthington Oil Burner, approval of.  
 4-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 5-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 9-23-SA—Kerrihard Oil Burner, approval of.  
 4-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 4-23-SA—Universal G. P. O. Burner, approval of.  
 3-23-SA—Newport Rotary Oil Burner, approval of.  
 3-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 0-23-SA—Apex Gas Cut-Off Valve, approval of.  
 4-24-SA—Sherman Oil Burner, approval of.  
 0-24-SA—Universe Oil Burner, approval of.  
 6-24-SA—Koaless Oil Burner, approval of.  
 0-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 2-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 4-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 4-24-SA—Kinney Rotating Plunger Pump, approval of.  
 4-24-SA—Climax Oil Burner, approval of.  
 4-24-SA—Marvel Oil Burner, approval of.  
 4-24-SA—Simplex Mechanical Oil Burner, approval of.  
 4-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 4-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 4-24-SA—Heymsfield Low Pressure Burner, approval of.  
 4-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 4-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 939-24-SA—Ballard Super Domestic Oil Burner, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1295-24-SA—A.-B.-C. Oil Burner, approval of.  
 1296-24-SA—Chalmers Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 259-25-SA—Electrol Automatic Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 513-25-SA—Rotary Vacuum Pumps, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.  
 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.  
 813-25-SA—Hardinge Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 815-25-SA—New Way Gas Generator Burner, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 846-25-SA—K.F.C. Fuel Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 887-25-SA—Moussette Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 940-25-SA—Doherty Gas Oil Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.  
 1060-25-SA—Rotary Pressure Pump, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



RULES

FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION.

Premises .....
Name of concern .....
Building No. ....Story .....

FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

WATCHMAN

.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....

SQUAD MONITORS

.....Squad No. 1.....
" " 2.....
" " 3.....
" " 4.....
" " 5.....
" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc. are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.



# RULES

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their stations. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

## Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 North street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 North street. Price, 30c; by mail, 35c.



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918; REVISED MAY 13, 1919.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

**Rule 2. Definitions Relating to Elevators.**

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely re-

newed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators
- (b) 50 pounds for power-driven freight elevator having platform areas not exceeding 100 square feet
- (c) 50 pounds for hand-power passenger elevators.

**Rule 8. Rules to be Posted.** In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the operation



# RULES

tion of elevators as he may deem necessary to insure public safety, including the number of passengers that each car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt drive from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls. No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

**Rule 12. Hoistway Enclosure.** In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure shall be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ( $1\frac{1}{2}$ ) inches; when grille work is used there shall be not more than one and one-half ( $1\frac{1}{2}$ ) inches space between any two members, except that where plain straight bars, not filled in with slats, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ( $\frac{3}{8}$ ) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by code or regulation as a shaft enclosure is altered, such

alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the



# RULES

uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the

operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switch shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

**Rule 24. Escalators.** In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible material. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between two members; except that where straight bars not filled with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half (1/2) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have a top



# RULES

or in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car. In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

**Rule 28. Freight Car Enclosure.** In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, if this is less than five (5) feet six (6) inches above car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a thickness that will reject a one and one-half (1½) inch diameter ball. Sections of the cover or grating may be hinged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car safeties are provided) that part of the cover facing the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch, between the floor of the car and the floor saddles, where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations, guide rails for both car and counterweights of all elevators except dumbwaiters, and hand-power elevators with a height of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with cast iron brackets of such strength and so spaced that the guide rails and their attachments shall be able to safely withstand the application of the safety when stopping a fully loaded car. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and shall be tongued and grooved or doweled, and shall extend to the level of or above the overhead support. Counterweights of steel or iron guide rails shall be not less than given in the following table:

## WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Weight of and Live or Weight interweight	Weight of Car Guide Rails		Weight of Counter- weight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
1000 lbs. ....	7½	7½	7½	6½
1000 " .....	14	14	14	7½
1000 " .....	30	30	30	7½

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth (1/40) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom

(Continued on page 288)



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including March 3, 1926 .....	184
Restored to calendar .....	9
MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	24
Requests to amend .....	4
Requests for modification .....	7
Requests to rescind .....	0
Requests for extension of time .....	1
Requests for extension of permit .....	4
Requests for mechanical installations .....	0
Requests for approval of plans .....	2
Administrative requests .....	0
Requests for interpretation .....	0
Total .....	978
Disposed of .....	281
Cases pending March 3, 1926 .....	697

DISPOSITION OF CASES.	
Withdrawn .....	
Dismissed .....	
Denied .....	
Granted .....	
Granted on condition .....	
Appliances approved .....	
Appliances dismissed, disapproved or withdrawn.....	
Rules approved .....	
Rules disapproved or rescinded .....	
MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	
Requests to reopen denied .....	
Requests to amend granted .....	
Requests to amend denied .....	
Requests for modification granted .....	
Requests for modification denied .....	
Requests to rescind granted .....	
Requests to rescind denied .....	
Requests for extension of time granted .....	
Requests for extension of time denied .....	
Requests for extension of permit granted .....	
Requests for extension of permit denied .....	
Requests to install granted .....	
Requests to install denied .....	
Plans approved .....	
Plans disapproved .....	
Administrative requests granted .....	
Administrative requests denied or withdrawn .....	
Interpretations .....	
Requests withdrawn or dismissed .....	

Total .....

(Continued from page 287)

of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installa-

tions in existing buildings, such clearance shall be provided deemed necessary by the superintendent of buildings, but not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights. Provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When an existing installation for either passenger or freight elevator is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to modify their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variation is granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, March 9, 1926, at 10 a. m.

Minutes of Regular Meeting, March 9, 1926, at 2 p. m.

Rules.

Notice of Public Hearing.

Progress Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 16, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 23, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending March 10, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
201-26-BZ.....	B.B.Q.	East side 8th ave., 175 ft. north of Broadway, Astoria, Q. Alt. 409-1926.
200-26-BZ.....	B.B.B.	298-306 Lexington ave., Bkln. Applic. 2880-1926.
199-26-BZ.....	T.H.D.	Southwest cor. Forest Parkway & Ruth pl., Woodhaven, Q. N. B. 93-1925.
198-26-BZ.....	B.B.M.	349-353 Lexington ave., Man. Alt. 336-1924.
197-26-A.....	F.D.	24½ Grove st., Man. C-32997.
196-26-S.....	F.D.	Bethel ave. & Arthur Kill rd., Tottenville, S. I., Rich. L. D. 67104.
195-26-BZ.....	B.B.Bx.	1362-1366 Webster ave., Bx. N. B. 1277-1925.
194-26-S.....	F.D.	100 Review ave., L. I. City, Q. L. D. 86103.
193-26-S.....	B.B.M.	915-919 Broadway, Man. Decision of Supt. of Bldgs.
192-26-S.....	F.D.	131 West 24th st., Man. L. D. 87546.
191-26-A.....	F.D.	91-93 Clifton pl., Bklyn. F-85407.
190-26-A.....	F.D.	North side Cayler st., 430 ft. west of West st. (Bldg. "A"); south side Cayler st., 380 ft. west of West st. (Bldg. "B"), Bklyn. L. C. 1585.
189-26-S.....	B.B.M.	315 Seventh ave., Man. N. B. 776-1926.
188-26-A.....	F.D.	211-249 Lombardy st., Bklyn. F-82573.
187-26-SA.....	F.D.	Sundh Enclosed Circuit Tank Alarm System. Appliance.
186-26-A.....	B.B.M.	109 East 38th st., Man. Decision of Supt. of Bldgs.
185-26-BZ.....	B.B.M.	109 East 38th st., Man. Decision of Supt. of Bldgs.

## *Restored to Calendar.*

823-25-A.....	F.D.	1979-1981 Metropolitan ave., Ridgewood, Q. F-82832.
820-25-BZ.....	B.B.B.	1714-26 Kings Highway, Bklyn. N. B. 14071-1925.
742-25-A.....	B.B.M.	East 26th st., 27th st. from 4th to Madison ave., Man. N. B. 295-1924.
529-25-A.....	F.D.	245 83rd st., Bklyn. Alt. 1739-1923.
728-24-BZ.....	B.B.B.	2074-2088 Fulton st., Bklyn. Applic. 9841-1924.

## CODE.

F.D.	Fire Department
H.D.	Health Department

B.B.B.	Bureau of Buildings, Brooklyn
B.B.M.	Bureau of Buildings, Manhattan
B.B.Q.	Bureau of Buildings, Queens
B.B.R.	Bureau of Buildings, Richmond
B.B.Bx.	Bureau of Buildings, Bronx
T.H.D.	Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, MARCH 16, 1926, AT 2 P. M.**

*Building Zone Cases.*

1250-25-BZ.

APPLICANT—Charles J. Pintell, for Kojo Realty Corp. owner.

PREMISES—8165-8167 New Utrecht avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a poultry slaughter house.

1302-25-BZ.

APPLICANT—William F. Doyle, for Kay-Wei Bldg. Corp., owner.

PREMISES—1751-1765 67th street, Brooklyn.  
APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

1303-25-BZ.

APPLICANT—William F. Doyle, for Mary E. Butler owner.

PREMISES—West side of Hoffman street, 171.14 north of East 184th street, The Bronx.

APPLICATION, under sections 7e and 7c of the building zone resolution,

TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles.

**MARCH 16, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

539-25-A—210 Fifth avenue, Manhattan.

1171-25-A—35 Sixth avenue, Manhattan.

1188-25-A—61 Beekman street, Manhattan.

1209-25-A—North side of Young street, 274 ft. east of Review avenue, Long Island City, Borough of Queens.

1210-25-A—100 Review avenue, Long Island City, Borough of Queens.

1244-25-A—West side of Fifth avenue, 100 ft. south of Washington avenue, Long Island City, Borough of Queens.

148-26-A—323 Kosciusko street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 16, 1926, at 10 o'clock, in Room 1013, Municipal Building* on the following matters:

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution of Abraham H. Schwartz, applicant.



# CALENDAR

behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

AL. NO. 1297-25-BZ—Application, December 15, 1925, under section 7a of the building zone resolution, of John H. Friend, architect, on behalf of Schlatter Embroidery Co., owner, to permit in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913; premises 911 Longfellow avenue, The Bronx.

AL. NO. 1149-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Henry Vollmer, Jr., applicant, on behalf of Jamaica Water Supply Co., owner, to permit in a residence district the erection and maintenance of a building to be used as a water supply pumping station; premises 21401 89th avenue, Queens Village, Borough of Queens.

AL. NO. 1183-25-BZ—Application, November 13, 1925, under section 21 of the building zone resolution, of John De Hart, applicant, on behalf of Arof Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy in part from residence use to business use; premises 1842-44 Seventh avenue, southwest corner of West 112th street, Manhattan.

AL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner of 166th street (Bergen street) and 90th avenue (No. 1st street), Jamaica, Borough of Queens.

AL. NO. 1282-25-BZ—Application, December 11, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Realty Construction Co., owner, to permit in a two times height district on one street front, the erection of the street walls to a height in excess of the requirements of the building zone resolution; premises 307-309 Seventh avenue, and 150-160 West 28th street, Manhattan.

AL. NO. 599-25-BZ—Application, June 10, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Maxlan Theatre Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, The Bronx.

CAL. NO. 1059-25-BZ—Application, October 16, 1925, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Hamford Realty Corp., owner, Loew's, Inc., lessee, to permit the extension from a business district into a residence district of a proposed building to be used as a theatre; premises west side of Jerome avenue, 100 ft. south of 190th street, The Bronx.

CAL. NO. 1226-25-BZ—Application, November 24, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Harold J. Levine, owner, to permit the extension from a business district into a residence district of a proposed business building (warehouse); premises 377-383 Dahill road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 16, 1926, 2 P. M.

*Petitions for Variations.*

- 739-25-S—319-321 East 53rd street, Manhattan.
- 908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 1117-25-S—309-329 Johnson street, Brooklyn.
- 1227-25-S—47-53 South 5th street, Brooklyn.
- 988-25-S—385 Madison avenue, Manhattan.
- 1110-25-S—602 Madison avenue, Manhattan.
- 1146-25-S—414-416 West Broadway, Manhattan.
- 1012-25-S—42-44 West 39th street, Manhattan.
- 18-24-S—14-16 East 38th street, Manhattan.
- 1090-25-S—16 West 45th street, Manhattan.
- 1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.
- 880-25-S—254-258 West 35th street, Manhattan.
- 471-25-S—615-619 Tenth avenue and 501-503 West 44th street, Manhattan.
- 1231-25-S—323-327 West 39th street, Manhattan.
- 1246-25-S—134-140 West 26th street, Manhattan.
- 21-26-S—15 East 53rd street, Manhattan.
- 147-26-S—323 Kosciusko street, Brooklyn.

*Appliances Submitted for Approval.*

- 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

CALL OF CLERK'S CALENDAR.

TUESDAY, MARCH 23, 1926, AT 2 P. M.

*Building Zone Cases.*

- 897-25-BZ.
- APPLICANT—John W. Dolan, owner.
- PREMISES—Southwest corner of Jackson avenue and 51st street, Corona, Borough of Queens.
- APPLICATION, under section 21 of the building zone resolution,
- TO PERMIT in a business district the erection and maintenance of a gasoline service station.



# CALENDAR

910-25-BZ.

APPLICANT—Crocker National Fire Prevention Engineering Co., for Peter Bressi, owner.

PREMISES—1421-25 65th street, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles.

1334-25-BZ.

APPLICANT—Edward P. Doyle, for Robert R. Meyer, owner.

PREMISES—136-8 West 4th street, Manhattan.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in an unrestricted district the alteration and change of occupancy of a building formerly occupied as a stable to a garage for the storage of more than five (5) motor vehicles.

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsh Building Co., owner.

PREMISES—8502-8512 Bay parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building for a business occupancy on the 1st story.

1169-25-BZ.

APPLICANT—Ferdinand Savignano, for James S. Schacht, owner.

PREMISES—Northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1268-25-BZ.

APPLICANT—Henry J. Nurick, for Isaac Levin, owner.

PREMISES—376-8 Throop avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the erection of a proposed extension to an existing factory building.

1317-25-BZ.

APPLICANT—D. S. Morrison, owner.

PREMISES—Southwest corner of Riverdale avenue and West 259th street, Bronx.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1326-25-BZ.

APPLICANT—William F. Doyle, for Alart Building Corp., owner.

PREMISES—2849-2855 Broadway, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times district the erection and maintenance of a street wall in part to a height exceeding the limit required by the zone resolution.

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corp., owner.

PREMISES—1714-26 Kings highway, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purpose (Reopened on March 9th for the purpose of modifying resolution previously adopted.)

728-24-BZ.

APPLICANT—Philip J. Sinnott, for Helen B. Peckett owner.

PREMISES—2074-2088 Fulton street, Brooklyn.

APPLICATION, under sections 7G and 20 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied by the board).

MARCH 23, 1926, 10 A. M.

*Appeals from Administrative Orders.*

966-25-A—South side of Kenmore road, 72 ft. west Douglas road, Douglaston, Borough of Queens.

1254-25-A—Certificate of approval for combustible mixture (Flit).

1255-25-A—309-311 Bedford avenue, Brooklyn.

1322-25-A—1140-1142 Teller avenue, The Bronx.

792-25-A—Southwest corner of Avenue U and East 5th street, Brooklyn.

753-25-A—405-409 West 13th street, Manhattan.

872-25-A—241 Wythe avenue, Brooklyn.

181-26-A—64-66 Fifth avenue, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, March 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Evelyn, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises south corner of Atlantic avenue and Horley avenue, Brooklyn.

CAL. NO. 1225-25-BZ—Application, November 24, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Elbarth Realty Company, owner, to permit in a residence district the erection of an apartment



# CALENDAR

house with stores on the first story; premises 2636-2656 Ocean avenue, northwest corner of Neck road, Brooklyn.

L. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

NO. 1194-25-BZ—Application, November 18, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Burlington Holding Corporation, owner, to permit in a residence district the erection and maintenance of a building to be used, in part, as stores; premises 178-186 Parkside avenue, 333-357 Ocean avenue, Brooklyn.

NO. 1153-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Herbert S. Martin, applicant, on behalf of Ambassador Hotel, owner, to permit in a residence district the maintenance of a business use; premises 341-351 Park avenue, Manhattan.

NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 23, 1926, 2 P. M.

*Appeals from Administrative Orders.*

- 764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.
- 1189-25-A—17 West 45th street, Manhattan.
- 278-25-A—280 Broadway, Manhattan.
- 524-25-A—134 West 23rd street, Manhattan.
- 525-25-A—146 West 23rd street, Manhattan.
- 526-25-A—153 West 21st street, Manhattan.
- 1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.
- 529-25-A—245 83rd street, Brooklyn.
- 823-25-A—1979-1981 Metropolitan avenue, Ridgewood, Queens.
- 742-25-A—26th to 27th streets, Fourth to Madison avenues, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 23, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 977-25-BZ—Application, September 22, 1925, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Michael De Stefen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Roosevelt avenue and 63rd street, Woodside, Borough of Queens.

CAL. NO. 1187-25-BZ—Application, November 16, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Knickerbocker Ice Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 478-490 West 185th street, southwest corner of Laurel Hill terrace, Manhattan.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MARCH 26, 1926, AT 10 A. M.

SPECIAL MEETING.

*Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

MARCH 30, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 1215-25-A—237-241 Wallabout street, Brooklyn.
- 1216-25-A—240-256 East 139th street, The Bronx.
- 1217-25-A—456 Hamilton avenue, Brooklyn.
- 1262-25-A—2-4 Nevins street, Brooklyn.
- 1301-25-A—131-133 West 53th street, Manhattan.
- 98-26-A—10-14 East 41st street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 30, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*



# CALENDAR

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1066-25-BZ—Application, October 20, 1925, under section 7g of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Roland Lievendag, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Queens avenue and 24th street, Flushing, Borough of Queens.

CAL. NO. 1168-25-BZ—Application, November 12, 1925, under section 7e of the building zone resolution, of James A. Boyle, applicant, on behalf of Elizabeth J. Schaedle, Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 140-144 Devoe street, Brooklyn.

CAL. NO. 1239-25-BZ—Application, December 2, 1925, under sections 7e and 21 of the building zone resolution, of Alfred H. Townley, applicant, on behalf of Carbarn Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 110-130 West 51st street and 109-131 West 50th street, Manhattan.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 1203-25-BZ—Application, November 26, 1925, under section 7c of the building zone resolution, of James A. Boyle, architect, on behalf of F. R. & P. Building Corporation, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five

(5) motor vehicles; premises 2221-2233 59th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 30, 1926, 2 P. M.

*Petitions for Variations.*

- 918-25-S—30-32 East 21st street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 654-25-S—539 Schenck avenue, Brooklyn.
- 871-25-S—241 Wythe avenue, Brooklyn.
- 1037-25-S—235 West 27th street, Manhattan.
- 1124-25-S—2350 Linden street, Ridgewood, Borough of Queens.
- 1170-25-S—2515 Amsterdam avenue, Manhattan.
- 1220-25-S—42 West 28th street, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 1251-25-S—356-360 West 36th street, Manhattan.
- 1252-25-S—359-363 West 36th street, Manhattan.
- 1258-25-S—571-583 Eighth avenue, Manhattan.
- 1271-25-S—209 West 48th street and 1599 Broadway, Manhattan.

*Appliances Submitted for Approval.*

- 1193-25-SA—Paramount Fuel Oil Burner, approval of.
- 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

APRIL 6, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.
- 1175-24-A—628-642 West 45th street, Manhattan.
- 969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.
- 732-25-A—2327 Arthur avenue, rear, The Bronx.
- 987-25-A—524 East 187th street, The Bronx.
- 160-26-A—85-11 127th street, Richmond Hill, Borough of Queens.

APRIL 13, 1926, 2 P. M.

*Petitions for Variations.*

- 1286-25-S—736 Broadway, Manhattan.
- 1289-25-S—780 Madison street, Brooklyn.
- 1308-25-S—338-340 West 39th street, Manhattan.
- 1309-25-S—348 West 36th street, Manhattan.
- 980-25-S—308 Hopkins avenue, Long Island City, Borough of Queens.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 1260-25-S—335-337 West 38th street, Manhattan.
- 1285-25-S—260-268 West 39th street, Manhattan.
- 1314-25-S—Northwest corner of Sunswick street and Payter avenue, Long Island City, Borough of Queens.

*Appliances Submitted for Approval.*

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and C, approval of.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, MARCH 9, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.  
The minutes of the regular meeting of the board, held Tuesday morning, March 2, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, March 2, 1926, were approved as printed in Bulletin, No. 10, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

742-25-A.  
APPELLANT—George Keister, for Earl Carroll Realty Corp., owner.  
SUBJECT—Appeal from decision of superintendent of buildings.  
PREMISES AFFECTED—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., on written request.

1-25-A.  
APPELLANT—Industrial Automatic Sprinkler Co., for Abraham & Straus, owners.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—50-58 Boerum place and 209-233 State street, Brooklyn.  
APPEARANCES—  
For Appellant: G. Conroy.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Laid over to April 6, 1926, at 10 a. m., on request of appellant's representative.

9-25-A.  
APPELLANT—Corbett & Bertolone, lessees.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—17 West 45th street, Manhattan.  
APPEARANCES—  
For Appellant: Robert S. Tipping.  
For Administration: Inspector Lynch of fire department.  
ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., pending further determination by fire department.

858-25-A.  
APPELLANT—William H. Good, for H. C. Bohack Company, Inc., owner.  
SUBJECT—Request for reopening—appeal from order of fire commissioner.  
PREMISES AFFECTED—1979-1981 Metropolitan avenue, Ridgewood, Borough of Queens.  
APPEARANCES—  
For Appellant: William H. Good.  
ACTION OF BOARD—Appeal reopened and set for hearing March 23, 1926, at 2 p. m.  
THE VOTE TO REOPEN—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

858-25-A.  
APPELLANT—Cornell Utilities Co., Inc., for Mrs. Lillie R. Burling, owner.  
SUBJECT—Request to restore to calendar—appeal from decision of fire commissioner.

PREMISES AFFECTED—245 83rd street, Brooklyn.  
APPEARANCES—None.  
ACTION OF BOARD—Appeal reopened and set for hearing March 23, 1926, at 2 p. m.  
THE VOTE TO REOPEN—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

742-25-A.  
APPELLANT—Cass Gilbert, Inc., for New York Life Insurance Co., owner.  
SUBJECT—Request for reopening—appeal from decision of superintendent of buildings.  
PREMISES AFFECTED—26th to 27th streets, Fourth to Madison avenues, Manhattan.  
APPEARANCES—  
For Appellant: S. A. McGuire.  
ACTION OF BOARD—Appeal reopened and set for hearing March 23, 1926, at 2 p. m.  
THE VOTE TO REOPEN—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

153-26-A.  
APPELLANT—Cornell Utilities Co., Inc., for New Madison Square Garden Corp., owner.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—West 49th street to West 50th street and Eighth avenue, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Appeal dismissed for lack of prosecution.  
THE VOTE TO DISMISS—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

THE RESOLUTION:  
(153-26-A)  
WHEREAS, William Porter, for the Cornell Utilities Company, Inc., on behalf of the New Madison Square Garden Corporation, owner, filed, February 23, 1926, an appeal with the board of appeals from a decision of the fire commissioner, affecting premises 49th to 50th street and Eighth avenue, Manhattan; and  
WHEREAS, appellant has failed to complete his papers.  
Resolved, that the appeal be and it hereby is *dismissed* for lack of prosecution.

858-25-A.  
APPELLANT—George M. Wood, for Jessica D. Harrison, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—147 Wooster street, Manhattan.  
APPEARANCES—  
For Appellant: George M. Wood.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

THE RESOLUTION:  
(858-25-A)  
WHEREAS, George M. Wood, for Jessica D. Harrison, owner, filed, August 24, 1925, an appeal from an order of the



# MINUTES

fire commissioner, affecting premises 147 Wooster street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 29, 1925, No. 78507-F, reads:

"1. Install an automatic dry pipe sprinkler system in cellar and 1st story used for the storage and manufacture of paper boxes, having at least one source of water supply \* \* \*";

and

WHEREAS, the building is non-fireproof, four stories (45 ft.) in height, 25 ft. by 100 ft. in area. OCCUPIED: Basement, 1st, 2nd and 3rd stories, vacant; 4th story, manufacture of suit cases, 5 persons; and

WHEREAS, the appellant claims that the paper box manufacture has been removed from the premises and will not be used for such purpose in the future; also that the occupancy is small.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1027-25-A.

APPELLANT—Guy W. Culgin, for Estate of Henry S. Hoyt, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—40-44 Pine street, Manhattan.

APPEARANCES—

For Appellant: Guy W. Culgin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(1027-25-A)

WHEREAS, Guy W. Culgin, for Estate of Henry S. Hoyt, owner, filed, October 6, 1925, an appeal from the order of the fire commissioner, affecting premises No. 40-44 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 27, 1925, reads:

"1. Provide approved fireproof windows, with metal or kalameined frames, glazed with wire glass, for all openings in the exterior wall above the first story, which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at north and west sides of building, or other approved protection, as per Section 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, ten stories in height, 79 ft. 1 in. by 61 ft. 1 in. (irregular) in area; OCCUPIED as an office building, 25 persons per story; and

WHEREAS, there are eight windows in the north wall of the premises on each story above the 1st story within 30 ft. of openings in an adjoining building to the north and five windows in the west wall of the premises on each story above the sixth (6th) story within 30 ft. of openings of a neighboring building to the west (Nos. 32-36 Pine street) and also within 50 ft. of the roof of an adjoining building to the west (No. 38 Pine street); and

WHEREAS, appellant contends that the surrounding buildings, constituting the exposures, are office buildings and that there is no manufacturing done therein; and contends further that the windows forming the exposure in the building to the north are fireproof.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1070-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Eugene Higgins, owner

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—611-625 West 43rd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1070-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Eugene Higgins, owner, filed, October 20, 1925, an appeal from the order of the fire commissioner, affecting premises No. 611-25 West 43rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 13, 1925, reads:

"1. Install a standpipe system with risers 4 in. diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof \* \* \* placed within main stairway enclosure, \* \* \*";

and

WHEREAS, the building is non-fireproof, three stories (45 ft.) in height, 181 ft. 5 in. by 56 ft. 9 in. (inside dimensions approximately 10,300 sq. ft.) in area; OCCUPIED for magazine printing, 206 persons in entire building; and

WHEREAS, appellant contends that the building is equipped with a two-source sprinkler system; that there is a night and day watchman service maintained and also a National District fire alarm system installed on each story, and contends, further, that the area of the building is only 300 sq. ft. over the legal limit requiring a standpipe system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that the premises be equipped with an approved sprinkler system; and granted so long as conditions as to occupancy and use remain substantially unchanged.

1116-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Charles W. Strohbeck, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—309-329 Johnson street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Holland and Chief Kenlon .....

Negative: Commissioner Guilfoyle.....

Absent .....

THE RESOLUTION:

(1116-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Charles W. Strohbeck, Inc., owner, filed, October



# MINUTES

29, 1925, an appeal from an order of the fire commissioner, affecting premises 309-29 Johnson street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 3, 1925, reads:

"Order No. 83889-F:

"Provide iron shutters at all windows in the interior wall above 1st story, which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at west side of four-story building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories in height, "L"-shaped in area, having a frontage of 100 ft. on Leo place and a frontage of 100 ft. on Johnson street. OCCUPIED: 1st story, silversmith and also a brush manufacturer, 18 persons; upper stories, shoe manufacturer, 25 persons per story; and

WHEREAS, there are eight (8) windows in the west wall of the building on each story above the 1st story, within 50 ft. of the roof of a neighboring building to the west, and also four (4) of these same windows (the northerly four on each story) are within 30 ft. of openings in an adjoining building to the north; and

WHEREAS, appellant contends that the building in question is equipped with a sprinkler system, supplied by a 10,000 gallon tank, and having siamese connections on both street fronts; that there is a line of sprinkler heads within 51 inches of the windows in question; that the openings forming the exposure in the building adjoining to the north are protected with iron shutters, and that the one-story building forming the exposure to the west is under the same occupancy and ownership as the building in question.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted so long as conditions as to use and occupancy shall remain unchanged and that the exposure of the abutting structure as now protected shall remain substantially unchanged.

1182-25-A.

APPELLANT—J. Schneider, Sr., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—147 12th avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: John Schneider.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1182-25-A)

WHEREAS, J. Schneider, Sr., owner, filed, November 13, 1925, an appeal from a decision of the fire commissioner, affecting premises 147 Twelfth avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the superintendent of buildings, rendered November 5, 1925 (Alt. Applic. No. 2437-1925), reads:

"1. Burner must be of a type approved by Board of Standards and Appeals. Examination continued when additional information is received.";

and

WHEREAS, the building is of frame and glass sash construction, one story in height, 100 ft. by 100 ft. in area;

OCCUPIED as a greenhouse; the appellant having installed an oil burning system, consisting of a 2,000 gallon storage tank, all necessary piping and valves in accordance with the fuel oil rules, except as to the burners; and

WHEREAS, the appellant has submitted plans to the fire department, which were disapproved; and

WHEREAS, the appellant claims that he is using four burners, known as the "Strong, Carlisle & Hammond Burner," which is now before the board for its consideration under Calendar No. 1046-23-S; the appellant requests a temporary permit to operate the fuel oil system, pending the approval of the burner.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, for a temporary period of ninety days, subject to further examination and consideration of plans filed in the fire department.

1197-25-A.

APPELLANT—Samuel Rosenblum, for Acme Backing Corp., lessee of basement only.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—104-14 South Fourth street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum and R. M. Freydberg.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1197-25-A)

WHEREAS, Samuel Rosenblum, for Acme Backing Corp., lessee (basement only), filed, November 18, 1925, an appeal from an order of the fire commissioner, affecting premises 104-14 South 4th street, Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 13, 1925, reads:

"Order No. 98566-C:

"1. Surrender to bear permit No. 146271, issued to you on July 7, 1925, to expire April 4, 1926, authorizing on the above premises the storage of 250 gallons rubber cement in 5-gallon cans, as it is revoked for the reason that amount stored by you is in excess of quantity allowed by permit No. 146271.

"2. You are therefore ordered to reduce the quantity of volatile inflammable liquid (rubber cement) to a quantity not exceeding 5 gallons, as storage and use of more than 5 gallons on the 1st story of a factory building creates a dangerous condition. Sec. 10, Chap. 10, C. of O.

"3. Provide a ventilated hood, over each spreading machine, having an effective ventilating sectional area of the width of the cloth employed, said hoods to be connected to an exhaust to the outer air and ventilated by mechanical means. Sec. 10, Chap. 10, Code of Ordinances.";

and

WHEREAS, the building is fireproof, seven stories in height, 120 ft. by 81 ft. 6 in. in area; OCCUPIED as a tenant factory, 426 persons above the 1st story; appellant occupying the 1st story (basement level) for backing up cloth with rubber cement, 18 persons; and

WHEREAS, appellant contends that, having occupied the premises for this purpose since 1922, and that permits have been issued by the fire department for the storage of 250 gallons of rubber cement; that the main stock of material is stored in a metal closet in a brick building in rear yard;



# MINUTES

that the stock is all in sealed 10-gallon cans; that only 30 gallons of the cement are used in the work at one time, and that there is no open flame used in the premises; and

WHEREAS, there has been a permit in force issued by fire department substantially under the same existing conditions.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than 250 gallons of rubber cement shall be maintained on the premises, stored in a one-story building, located on rear of plot separate from main building, and confined to a metal closet; that the cement stored in this building shall be maintained in sealed metal cans, the capacity of each container not to exceed 10 gallons; that the one-story storage building shall be provided with an approved fire extinguisher and five pails of sand; that not more than 30 gallons of cement shall be used in work in the manufacturing process within the main building at any one time.

40-25-A.

APPELLANT—John Kenlon, Chief of Fire Department.

SUBJECT—Request for revocation of permit granted by the board of standards and appeals—appeal from order of fire commissioner.

PREMISES AFFECTED—Spuyten Duyvil parkway and 227th street, The Bronx.

APPEARANCES—

For Appellant: Edward Morris.

For Administration: Inspectors Henry J. Hille and Lynch of fire department.

ACTION OF BOARD—Request to revoke permit denied.

THE VOTE TO REVOKE PERMIT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(40-25-A)

WHEREAS, The Acton Gas Stations, Inc., lessee, filed, January 9, 1926, an appeal with the board of appeals from an order of the fire commissioner, affecting premises Spuyten Duyvil parkway and West 227th street, The Bronx; and

WHEREAS, the order of the fire commissioner reads:

"Referring to your application for a permit to maintain an oil storage plant for the storage of gasoline, at the above address, your attention is respectfully invited to Section 111-5, Chapter 10, Code of Ordinances, which reads in part as follows:

"All storage tanks comprising or forming part of an oil storage plant shall be buried so that the tops thereof shall be at least 2 ft. below the grade level.

"Inspection of the above premises shows the following conditions exist:

"1. Tanks are not buried. Section 111-5, Chapter 10, Code of Ordinances.

"3. One tank exceeds the maximum capacity permitted in Section 111-5, Chapter 10, viz., 100,000 gals.

"4. The total capacity of the group of tanks for which permit is requested exceeds the maximum quantity permitted, viz., 250,000 gals. Chap. 10, Section 111-5, Code of Ordinances."

and

WHEREAS, the premises consist of a plot of ground along the Harlem Ship Canal, upon which is located, 30 ft. from each other, two steel gasoline storage tanks (cross connected with a 6 in. pipe) of respectively 200,000 and 75,000 gallons capacity; and

WHEREAS, applicant contends that there are no buildings within 5,000 ft. of the location and proposes to increase the height of the ½ in. steel wall forming the pit around

the tanks to a point so that the pit will be of such a capacity as to take care of the contents of the tank; and

WHEREAS, a committee of the board inspected the premises and reported:

April 28th, 1925.

Cal. No. 40-25-A.

Premises—Spuyten Duyvil Parkway,  
& West 227th St., The Bronx.

REPORT OF COMMITTEE:

A Committee of the Board, consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Holland and Connell, on April 23rd, 1925, visited the above premises under appeal, on an objection of the Fire Department as to location of the proposed gasoline oil storage.

There are two (2) existing tanks, used for a number of years, from record, for the storage of oil. They are located on the neck of land projecting into the Spuyten Duyvil Creek of the Harlem Ship Canal, formerly a part of the now discontinued Johnston Iron Works, which land has been taken over by the State.

All buildings and structures from the Creek to the next nearest public roadway, a distance of at least 500 feet or more, have been entirely demolished or removed. There is no structure of any nature that would be involved and as a result, the tanks are isolated from any improvement, structure or condition that would be impaired or adversely affected by any fire menace or hazard, and as the use is temporarily subject to notice of removal, the Committee recommends the *granting* of a temporary permit for one (1) year, *on condition* that reasonably sufficient excess capacity be provided in the nature of surrounding enclosure reservoir, equal in capacity to not less than one-half of the capacity of the tank in each case, to retain and control any leakage or discharge.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
JAMES P. HOLLAND,  
HENRY L. CONNELL.

and

WHEREAS, the board granted this appeal under date of April 28, 1925, the resolution reading:

"*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of one (1) year from the date of this action, *on condition* that a dike wall shall be constructed outside of each tank, providing thereby a reservoir, equal in capacity to not less than 50 per cent of the tank itself. \* \* \*"

and

WHEREAS, a letter was filed alleging a violation of the resolution and requesting a revocation of the action of the board of April 28, 1925; and

WHEREAS, a hearing was held on this request at a meeting of the board February 23, 1926, and a representative of the fire prevention bureau reported that the premises and the conditions thereon complied with the resolution adopted by the board April 28, 1925, and that he recommended the issuance of a permit.

*Resolved*, that the board *reaffirm* its action of April 28, 1925, and that the request to revoke the permit is *denied*.

## BUILDING ZONE CASES.

977-25-BZ.

APPLICANT—Emil Guterman, for Michael De Stefano, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Roosevelt avenue and 63rd street (Trimble place), Woodside, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: E. E. Childs.

ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., to submit proof of filing of plans antedating amendment of the zoning resolution.

87-25-BZ.

APPLICANT—Edward P. Doyle, for Knickerbocker Ice Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—478-490 West 185th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request for adjournment; laid over to March 23, 1926, at 2 p. m., on written request of applicant.

90-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corp., owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes.

PREMISES AFFECTED—1714-1726 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call March 23, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

99-25-BZ.

APPLICANT—McCooley & Conroy, for A. E. DeBaun, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-g and 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—144-18 Hillside avenue, Jamaica, Queens.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Nicholas M. Pette.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon.....	3
Negative: Chairman Walsh and Commissioner Connell .....	2
Absent .....	0

THE RESOLUTION:

(979-25-BZ)

WHEREAS, McCooley & Conroy, for A. E. DeBaun, owner, filed, September 22, 1925, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance

of a garage for the storage of more than five motor vehicles; premises 144-18 Hillside avenue, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hillside avenue is in a business district, and that Willett avenue and Colonial avenue are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 11, 1925, reads:

"Erection of a garage for more than 5 cars as proposed is prohibited by Zone Law in residence and business district not examined further.";

and

WHEREAS, the proposed building is to be of non-fire-proof construction, one story in height, with a frontage of 122 ft. 6 in. and a depth of 163 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant failed to establish his basis of appeal under section 7-g of the building zone resolution, and the board concluded that there were not practical difficulties and unnecessary hardships in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

651-25-BZ.

APPLICANT—John M. Baker, for William Hirsh, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—North side of Rockaway boulevard, 78 feet west of 90th street, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: John M. Baker, S. J. Burden and Joseph Monda.

For Opposition: Nicholas M. Pette.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(651-25-BZ)

WHEREAS, John M. Baker, for William Hirsh, owner, filed, June 24, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises north side of Rockaway boulevard, 78 ft. west of 90th street, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rockaway boulevard, 89th street and 101st avenue are in business districts, and that 90th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 23, 1925, reads:



# MINUTES

"The erection of a garage for more than 5 cars (motor) in a business district is prohibited.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 81 ft. 4 in. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant failed to establish his basis of appeal under section 7-g of the building zone resolution, and the board concluded that there were not practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

924-25-BZ.

APPLICANT—Goodhue Livingston, for Empire City Savings Bank, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit the omission of a lawful rear yard as provided for in section 17 of the building zone resolution.

PREMISES AFFECTED—219-231 West 125th street, Manhattan.

APPEARANCES—

For Applicant: Philip J. Sinnott and Richard H. Cooke.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5
0
0

THE RESOLUTION:

(924-25-BZ)

WHEREAS, Goodhue Livingston, for Empire City Savings Bank, owner, filed, September 11, 1925, an application, under the building zone resolution, to permit the omission of a lawful rear yard as provided for in section 17 of the building zone resolution; premises 219-231 West 125th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 125th street is in a business and also a "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 13, 1925, reads:

"1. A lawful rear yard should be provided as per Section 17 of the Zone Resolution.";

and

WHEREAS, the existing one-story fireproof building, occupied as a bank, is 50 ft. by 89 ft. 11 in. in area; the main portion of the building being 50 ft. by 70 ft. 2 in. in area and one clerestory (41 ft.) in height; at the rear there is a one-story and mezzanine portion about 23 ft. high; it is proposed to construct an additional story upon this rear portion, thereby forming, at the northwest corner of the proposed addition, a portion of the structure 10 ft. by 17 ft. in area and 14 ft. 6 in. high, within the limits of the legally required rear yard; and

WHEREAS, the board concluded that there were practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the building zone resolution, and that applicant should be granted relief under section 21.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the extension shall not exceed a height of 14 ft. 6 in. above the existing rear extension, and shall be restricted in area and dimensions to a depth of 10 ft. and a width of 17 ft. 5 in.; that the rear and westerly gable walls shall be unpierced throughout their entire height and length; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1147-25-BZ.

APPLICANT—Charles P. Cannella, for Julia Wyckoff, Ella Wyckoff and Adelaide E. Wyckoff, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—436-446 New York avenue Brooklyn.

APPEARANCES—

For Applicant: Charles P. Cannella and Frederick J. Flynn.

For Opposition: Max L. Kane, R. P. McNulty Arthur Freshman and Arthur Benter.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....

Negative: Chief Kenlon .....

Absent .....

THE RESOLUTION:

(1147-25-BZ)

WHEREAS, Charles P. Cannella, for Julia Wyckoff, et al owners, filed, November 7, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 436-446 New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New York avenue is in a residence district; that Montgomery street is in a residence district, and that Empire boulevard is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered October 6, 1925, reads:

"The following objections have been filed by the examiners:

"Proposition contrary to the Zone Resolution, Art. Sec. 3.

"The erection of a public garage in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 90 ft. 7 in. and a depth of 100 ft. at 1st story, 90 ft. above to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship in the way of carrying out the strict letter of zoning resolution.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be restricted to a one-story structure in height above grade; that the rear and gable walls shall be unperforated throughout their entire height and length; that there shall be no roof signs nor advertising of any nature or description erected above the roof, and that any signs on the premises shall be restricted to one projecting electric sign on the front of the building; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the extreme southerly end of the premises within the structure at the street front; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1198-25-BZ.

APPLICANT—Euell & Euell, for Gaetano Pappalardo, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the change of occupancy of the basement and first story of a dwelling to a business use.

PREMISES AFFECTED—398 Audubon avenue, Manhattan.

APPEARANCES—

For Applicant: Gaetano Pappalardo and George R. Euell.

For Opposition: David Foreman, Louis Katzman, William Holland and Samuel Horowitz.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1198-25-BZ)

WHEREAS, Euell & Euell, for Gaetano Pappalardo, owner, filed, November 12, 1925, an application, under the building zone resolution, to permit in a residence district the change of occupancy of the basement and 1st story of a dwelling to a business use; premises 398 Audubon avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Audubon avenue is in a residence district; that West 185th street is in a residence district, and that St. Nicholas avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 28, 1925, reads:

"1. Business occupation not permitted in a residence district. Further examination not necessary.";

and

WHEREAS, the existing building is non-fireproof, two stories and basement in height, 18 ft. by 40 ft. in area; it is proposed to construct a one-story 10 ft. by 18 ft. garage for the storage of one commercial car in the yard, and also to alter and use the basement and 1st story of the premises for business purposes; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the 1st and basement stories, for a depth not exceeding 40 ft., *on condition* that the business conducted on the premises shall be restricted to retail mercantile stores, decorating or upholstering business use; and that the occupancy of the entire premises, otherwise, shall be restricted to conforming residential use.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MARCH 9, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS.

525-25-A.

APPELLANT—The Frank A. Munsey, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—280 Broadway, Manhattan.

APPEARANCES—

For Appellant: John Lehman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., on request of appellant's representative.

525-25-A.

APPELLANT—Edward P. Doyle, for Louis Schrag, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—134 West 23rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., on written request of appellant.

525-25-A.

APPELLANT—Edward P. Doyle, for Emily McGuckin, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—146 West 23rd street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., on written request of appellant.



# MINUTES

526-25-A.

APPELLANT—Edward P. Doyle, for Louis Schrag, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—153 West 21st street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., on written request of appellant.

1175-24-A.

APPELLANT—William R. Heins, for Republic Storage Co., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—628-642 West 45th street, Manhattan.

APPEARANCES—

For Appellant: William R. Heins.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 10 a. m., pending inspection.

969-25-A.

APPELLANT—Henry J. Nurick, for Karmaizen & Seigel, lessees.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—126 Franklin street and 220-224 West Broadway, Manhattan.

APPEARANCES—

For Appellant: Ira G. Hogeland.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 10 a. m., pending inspection.

1199-25-A.

APPELLANT—Edward P. Doyle, for Court House Building Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to March 23, 1926, at 2 p. m., on written request of appellant.

1545-23-A.

APPELLANT—Cross & Brown Company, for Garland Automobile Co., lessee.

SUBJECT—Request for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—41-43 W. 63rd street, Manhattan.

APPEARANCES—

For Appellant: Albert J. Courtney.

ACTION OF BOARD—Appeal reopened and laid over to March 16, 1926, at 10 a. m., for full vote of the board.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell and Holland..... 3

Negative: Commissioner Guilfoyle..... 1

Absent: Chief Kenlon..... 1

1109-25-A.

APPELLANT—Keiner-Williams Stamping Co., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—8746 123rd street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Appellant: Frederick A. Fullhardt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1109-25-A)

WHEREAS, Keiner-Williams Stamping Co., owner, filed, October 28, 1925, an appeal from the orders of the fire commissioner, affecting premises No. 8746 123rd street, Richmond Hill, Borough of Queens; and

WHEREAS, the orders of the fire commissioner, dated September 18, 1925, read (Order No. 84944-F):

"1. Remove all hose outlet connections from sprinkler system and cap openings throughout building. Sec. 20 Ch. 12, Code of Ordinances.

(Order No. 84945-F)

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, three stories (4½ ft.) in height, 100 ft. by 155 ft., irregular (approximately 11,500 sq. ft.) in area. OCCUPIED: 1st floor, press room and annealing and welding metal, 54 persons; 2nd floor soldering and assembling metal, 33 persons; 3rd floor, tire shop and assembling metal, 20 persons; and

WHEREAS, appellant contends that the building is protected by a sprinkler system; that the building is accessible, from many points, to the fire department, and that the product manufactured is steel and non-hazardous.

Resolved, that the order of the fire commissioner, No. 84944-F, be and it hereby is affirmed, and the appeal be and it hereby is denied; and the order of the fire commissioner No. 84945-F, be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that an approved sprinkler system shall be maintained; that the building shall be maintained in single tenancy; and granted only so long as existing conditions as to use and operation shall remain substantially unchanged.

726-25-A.

APPELLANT—Philip Steigman, for Harry Rosenfield, owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—159 Varet street, Brooklyn.

APPEARANCES—

For Appellant: Philip Steigman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 3

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 1

Absent ..... 0

THE RESOLUTION:

(726-25-A)

WHEREAS, Philip Steigman, for Harry Rosenfield, owner, filed, July 9, 1925, an appeal from an order of the fire commissioner



# MINUTES

missioner, affecting premises 159 Varet street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1924, reads (Order No. 54590-F):

"1. Provide iron or kalameined shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at the east and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 100 ft. in area; OCCUPIED as a tenant factory, about 30 persons on each story; and

WHEREAS, the appellant claims there are 44 windows on the west side and 7 windows on the east side of the building affected by fire department order No. 54590-F; that a similar order was complied with June 19, 1919, in accordance with modifications granted by the board of review; he further proposes to fireproof all windows on the 2nd and 3rd stories at west side which are affected by the order.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1172-25-A.

APPELLANT—Pyrograph Advertising Sign Corporation of U. S.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—4401 Bronx Boulevard, The Bronx.

APPEARANCES—

For Appellant: E. B. Fauber.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1172-25-A)

WHEREAS, Pyrograph Advertising Sign Corporation of U. S., for Pyrocolor Corporation, lessee, filed, November 1925, an appeal from an order of the fire commissioner, affecting premises 4401 Bronx boulevard, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 1925, reads (Order No. 29544-LC):

"1. Expose buried tank to view so that a proper hydrostatic test may be made by a representative of the Fire Commissioner as per Rule 7, Section 4b of the Fuel Oil Rules.

"4. Provide a hydrostatic test of not less than 150 pounds per square inch for all fuel oil carrying piping of a normal working pressure of less than 100 pounds, as per Rule 8, Section 3 of the Fuel Oil Rules.

"12. Provide fuel oil pump or pumps of a type approved by the Board of Standards and Appeals, as per Rule 11, Section a of the Fuel Oil Rules."

WHEREAS, the building is of fireproof construction, three stories and basement in height, 200 ft. by 50 ft. in area. OCCUPIED: Basement, firing kiln, shipping room, 5 persons; 1st story, office, printing shop, 30 persons; 2nd story, printing, 15 persons; 3rd story, bottling medicine, 35 persons; and

WHEREAS, the appellant has installed an oil burning equipment, consisting of a 5,000 gallon outside storage tank, buried 3 ft. below grade, all necessary piping and valves, one Anthony burner and a Kinney pump; and has also submitted plans and applications to the fire department, which were disapproved; and

WHEREAS, the appellant contends that the tank has had a shop test; that the piping installed is known as extra heavy standard; that the Kinney pump, manufactured by the Kinney Manufacturing Company, was the best pump found after experiment with others; the appellant further contends that the building is fireproof, and requests a permit to continue the operation of the oil burning system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, for a temporary period of ninety days, pending the determination by the board of the Kinney pump petition, on condition that certificate of factory test as to tank shall be filed with the fire department; that standard wrought iron pipe shall be used throughout installation, which shall comply with the fuel oil rules in all other respects.

1180-25-A.

APPELLANT—Samuel Rosenblum, for Fred. J. Schussel, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—450-458 19th street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum and Louis S. Southwick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1180-25-A)

WHEREAS, Samuel Rosenblum, for Fred J. Schussel, owner, filed, November 13, 1925, an appeal from an order of the fire commissioner, affecting premises 450-8 19th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 84929-F, dated September 18, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is of brick and frame construction, two stories (34 ft. 6 in.) in height, 125 ft. 8½ in. by 87 ft. 10 in., also a one-story extension 12 ft. 4 in. by 74 ft.; total floor area about 11,500 sq. ft. OCCUPIED: 1st story, manufacture of name plates, 75 persons; 2nd story, drafting and photo room, 10 persons; and

WHEREAS, the appellant contends that the building is equipped with an automatic sprinkler system, having direct connection with the city main; that night watchman services and a special fire alarm signal system are provided; also that the floor area is not much over 10,000 sq. ft.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so long as conditions as to manufacturing



# MINUTES

process, operation and use shall remain substantially unchanged; that the building shall not be increased in height or area; that the premises shall be equipped throughout with an approved wet sprinkler system; and that any horizontal openings shall be protected with approved fireproof equipment.

1431-24-A.

APPELLANT—Augustus Misch, for W. J. Durr, owner.

SUBJECT—Request for extension of permit—appeal from decision of fire commissioner.

PREMISES AFFECTED—3294 Hull avenue, The Bronx.

APPEARANCES—

For Appellant: Anthony J. Sbarco.

ACTION OF BOARD—90-day permit granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT 90-DAY PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1431-24-A)

WHEREAS, August Misch, for William J. Durr, owner, filed, December 4, 1924, an appeal with the board of appeals from a decision of the fire commissioner, affecting premises 3294 Hull avenue, The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered December 2, 1924, reads:

"Replying to your letter of the 8th inst. in which you requested a temporary permit to cover a fuel oil heating plant at the mentioned address, we regret to advise that we must deny your request in view of the fact that the plans covering the installation indicate that the burner which you intend using is not a type approved by the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 50 ft. in area. OCCUPIED: 1st story, stores; upper stories, dwellings; and

WHEREAS, a fuel oil burning system has been installed consisting of a 200 gallon fuel oil storage tank, a 55 gallon auxiliary tank and a "Universe" oil burner with necessary valves and piping; and

WHEREAS, appellant contends that the installation conforms with the fuel oil rules excepting in that the burner is not an approved burner, and requests a temporary permit pending approval of the burner by the board; and

WHEREAS, this appeal was granted by the board at its meeting February 10, 1925, and October 20, 1925, for a temporary period, and appellant requests an extension of time.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety (90) days, on condition that the installation otherwise shall comply with the fuel oil rules of the board of standards and appeals, pending action on petition for approval of burner by the board of standards and appeals.

## BUILDING ZONE CASES.

728-24-BZ.

APPLICANT—Philip J. Sinnott, for Helen B. Peckett, owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2074-2088 Fulton street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application reopened and set for calendar call March 23, 1926, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

1292-25-BZ.

APPLICANT—William F. Doyle, for Martin W. Teichman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of a building to a height exceeding the limit required by the building zone resolution.

PREMISES AFFECTED—307-317 West 38th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Jacob Richman, Benjamin C. Ribman, J. A. Haughwout and Thomas H. Lawrence.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1292-25-BZ)

WHEREAS, William F. Doyle, for Martin W. Teichman, owner, filed, December 14, 1925, an application, under the building zone resolution, to permit in a 1½ times height district the erection and maintenance of a building to a height exceeding the limit required by the zone resolution; premises 307-317 West 38th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that West 38th street and West 39th street are in 1½ times height districts and the west side of Eighth avenue from 38th street to 39th street is in a 2 times height district, and that the three streets are in an unrestricted use district; and

WHEREAS, the decision of the superintendent of buildings rendered December 9, 1925, reads:

"1. Building appears to exceed the height of limitations imposed by Section 8 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, 18 stories in height, with a frontage of 15 ft. and a depth of 98 ft. 9 in.; to be occupied as stores, lofts, offices and showroom; it is proposed to erect the easterly 50 ft. of street wall to a height of 192 ft. 6 in. and the remaining 100 ft. to a height of 120 ft.; and

WHEREAS, the board deemed that the applicant was entitled to relief under sections 9 and 21 of the building zone resolution, the plot in question abutting a two times height district.

*Resolved*, that the board of standards and appeals do hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the street wall to a point 150 ft. from the



# MINUTES

corner, westerly from Eighth avenue to the height of the adjoining building to the east, not exceeding a height of 100 ft., and that the remainder of the street front for a distance of 100 ft. shall not exceed a height of 120 ft.; and that the requirements of the zoning resolution as to height and area shall be complied with in all respects; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

923-25-BZ.

APPLICANT—McCooley & Conroy, on behalf of Peter Rinelli, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection of a two-story building to be used for stores on the 1st story and for offices on the 2nd story.

PREMISES AFFECTED—Southeast corner of Bay Parkway and 85th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Henry Perlman, Leo Previn, Rev. Father King, Mrs. Thall and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION:

(923-25-BZ)

WHEREAS, McCooley & Conroy, for Peter Rinelli, owner, filed, September 10, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a two-story building, to be used for stores on the 1st story and for offices on the 2nd story; premises southeast corner Bay parkway and 85th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 85th street and Bay parkway are in residence districts, and that 86th street is in business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 29, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3. The erection of stores and offices in a residence district."

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as stores on the 1st story and offices above; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution for a limited portion of 1st story only, the street front involved being subdivided by two use districts.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as affects the 1st story on Twenty-second avenue, for a frontage of 53 ft., on condition that the remainder of these premises shall be restricted and maintained for conform-

ing residential uses; that the front elevations on the 85th street front and Twenty-second avenue other than store show windows shall be finished with face brick and architectural terra cotta or stone trimmings; that it shall be of attractive architectural design; that there shall be no openings of any nature or description from the store area to the 85th street side; that the street wall of the 85th street frontage shall be returned on the Twenty-second avenue front for a distance of not less than 16 in.; that the business use on the 1st story shall be restricted to retail mercantile store use and occupancy, no part of store use to be occupied for meat market, fish store or delicatessen; that there shall be no advertising signs or display erected or maintained of any nature or description on any portion of the building on the 85th street front, nor on the Twenty-second avenue frontage other than lettering on the plate glass show windows of the stores; that the store use shall be separated from the apartment use at the rear by unpierced walls of approved masonry; that return drawings shall be submitted to this board, showing the layout of the store floor and facades, before submitting same to the superintendent of buildings for consideration; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

776-25-BZ.

APPLICANT—Burke & Olsen, for Edward B. Sweeney, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy.

PREMISES AFFECTED—401 Schenectady avenue, Brooklyn.

APPEARANCES—

For Applicant: Denis W. Hyland.

For Opposition: Irving C. Maltz.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION:

(776-25-BZ)

WHEREAS, Burke & Olsen, for Edward B. Sweeney, owner, filed, July 27, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 401 Schenectady avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Schenectady avenue and Montgomery street are in residence districts, and that Empire boulevard is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 6, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a store in a residential district;" and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 20 ft. and a depth of 62 ft.; to be occupied as stores and one-family dwelling; and



# MINUTES

WHEREAS, the board deemed that the applicant was not entitled to relief under sections 7-b and 21 of the building zone resolution, and that there would be no practical difficulty and unnecessary hardship in the way of carrying out the strict letter of the law within the meaning of section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

942-25-BZ.

APPLICANT—Julius Hockman, for A. Kopf and H. Dreyer, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1630-1636 Bergen street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.  
For Opposition: George W. Gehlea, Joseph Conroy and Margaret T. Gehlea.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....	1
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon..	4
Absent .....	0

THE RESOLUTION:

(942-25-BZ)

WHEREAS, Julius Hockman, for A. Kopf and H. Dreyer, owner, filed, September 14, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises No. 1630-1636 Bergen street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bergen street, north side, is in an unrestricted district; Bergen street, south side, is in a business district; Rochester avenue is in a business district, and St. Marks avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 25, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-a-15.

"The erection of a public garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 80 ft. and a depth of 127 ft. 9 in.; to be occupied as garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

114-25-BZ.

APPLICANT—Jenks & Rogers, for Henner Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erec-

tion and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Philip Scharf.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....

Negative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon..

Absent .....

THE RESOLUTION:

(114-25-BZ)

WHEREAS, McCooley & McCooley, for Kennor Realty Corporation, owner, filed, January 26, 1925, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 342-352 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district on the west side and a residence district on the east side; that Caton place is in an unrestricted district; that East 8th street is in an unrestricted district and

WHEREAS, the decision of the superintendent of buildings rendered January 8, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-a, 15.

"The erection of a garage for more than five motor vehicles, principally in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 95 ft. 6 in. and a depth of 145 ft. 11½ in.; to be occupied as garage for the storage of more than five motor vehicles and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

1101-25-BZ.

APPLICANT—Bernard Stattman, for Bernard Jacob Stattman, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the proposed alteration and maintenance of a building to be used as a wet wash laundry.

PREMISES AFFECTED—54 Avenue U, Brooklyn

APPEARANCES—

For Applicant: Bernard Stattman.

For Opposition: Nat C. Helman, Angelo Ab...

and Thomas J. Clark.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Guilfoyle and Chief Kenlon .....

Negative: Chairman Walsh, Commissioners Connell and Holland .....

Absent .....

THE RESOLUTION:

(1101-25-BZ)

WHEREAS, Bernard Stattman, for Bernard and J...



# MINUTES

Stattman, owners, filed, October 27, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a building to be used as a wet wash laundry; premises 54 Avenue U, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue U is in a business district; that 86th street is in a business district, and that West 11th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 24, 1925, reads:

"Proposition is contrary to Building Zone Resolution and is therefore denied.";

and  
WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 40 ft. and a depth of 100 ft.; to be occupied as a wet wash laundry; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

02-25-BZ.

APPLICANT—Bernard Stattman, for Bernard and Jacob Stattman, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house.

PREMISES AFFECTED—50 Avenue U, Brooklyn.

APPEARANCES—

For Applicant: Bernard Stattman.

For Opposition: Nat C. Helman, Angelo Abbot and Thomas J. Clark.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon .....	2
Negative: Chairman Walsh, Commissioners Connell and Holland .....	3
Absent .....	0

THE RESOLUTION:

(1101-25-BZ)

WHEREAS, Bernard Stattman, for Bernard and Jacob Stattman, owners, filed, October 27, 1925, an application, under the building zone resolution, to permit in a business district the proposed alteration and maintenance of a building to be used as a poultry slaughter house; premises 50 Avenue U, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue U and 86th street are in business districts, and that West 11th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 16, 1925, reads:

"1. Poultry slaughter house in business district is contrary to Zone Resolution. No further consideration given to proposition. Denied.";

and

WHEREAS, the existing building is to be of cement block construction, one story in height, with a frontage of 20 ft. and a depth of 80 ft.; to be occupied as a poultry slaughter house; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

Adjourned 6 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Resolved Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO RULES GOVERNING FIRE EXTINGUISHING APPLIANCES— SPRINKLER SYSTEMS.

[77-25-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, March 26, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Rules for Fire Extinguishing Appliances, Sprinkler Rules.

*General Requirements.* The rules contained herein cover the general details of a sprinkler equipment only. Before an equipment is installed or before a present equipment is remodeled, complete working plans should be submitted for approval to Fire Department.

These plans shall be drawn to an indicated scale; give correct address and points of compass; show sectional elevations of the building; and the essential features of the construction, viz., size, location and direction of joists, timbers or other structural members. They shall also indicate the location and size of water supplies, connecting pipes, feed mains and risers, gate, check, alarm and dry-pipe valves, as well as the location, spacing, number and type of sprinklers.

Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3), shall be filed for final approval of the Fire Commissioner. A certified copy of the approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If a standpipe (fire line) equipment is provided throughout the building, the plans shall include a note to that effect.

When entirely completed in accordance with the approved plans and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the sprinkler equipment is approved the applicant will be so advised in writing by the Bureau of Fire Prevention.

All sprinkler equipments shall be installed in a thoroughly workmanlike manner.

**Rule 1. Definition of Automatic Extinguisher Systems.** Automatic extinguisher systems shall consist of a system of piping connected to one or more acceptable sources of water supply, or other extinguishing medium, provided with distributing devices so arranged and located as to discharge and diffuse automatically under the action of heat an effective stream or spray over every part of the interior of the building area in which a fire may start or to which it may be communicated.

**Rule 2. Classification of Sprinkler Systems.** For the purpose of these rules, sprinkler systems shall be classified as:

(a) Automatic Wet Pipe Systems, in which all pipes and sprinkler heads are at all times filled with water;

(b) Automatic Dry Pipe Systems, in which the pipes and sprinkler heads are filled with air, either compressed or at atmospheric pressure, and the water supply is operated by a Dry Pipe Valve as defined in Rule 27 of these Rules.

(c) Non-Automatic Systems, in which all pipes and sprinkler heads are maintained dry with a fire department connection for water supply.

Thermostatic fire alarm with direct connection to Central Office or Fire Department Headquarters shall be provided in connection with all non-automatic sprinkler systems.

**Rules 3. Approved Devices.** Automatic Sprinklers and accessory appliances shall include all devices approved as such by the Bureau of Standards, Washington, D. C.; by the Underwriters' Laboratories, Inc., of Chicago; by the Associated Factory Mutual Laboratories of Boston; and all devices which meet the tests prescribed by the Board of Standards and Appeals.

**Rule 4. Water Supply.** Approved sources of water supply shall be classified as Automatic and Auxiliary.

(a) Automatic Sources shall include the Gravity Tank, the Pressure Tank, [and] the Public Water System, and the Automatic Electric Fire Pump, installed as required under the provisions of Rule 8, hereinafter provided for.

(b) Auxiliary Sources shall include the non-automatic Fire Pump and the Fire Department Connection.

**Rule 5. Gravity Tank.** Gravity tanks shall contain available quantity of water sufficient to supply twenty-five per cent (25%) of the number of sprinkler heads in the average protected fire area for twenty (20) minutes, but not less than 5,000 gallons; and the bottom of the tank shall have an elevation of not less than twenty (20) feet above the highest line of sprinklers below the main roof. Where the area of a pent house exceeds 2,500 sq. ft. the bottom of the tank shall be required to be not less than 20 feet above the highest line of sprinklers below the pent house roof, but where a pent house contains only pressure tanks this rule will not apply.

Where a tank capacity in excess of [25,000] 30,000 gallons is required by this rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Standards and Appeals, except where tanks of unlimited capacities are supported on structures together independent of buildings.

The tank shall be filled through a fixed pipe, independent of the sprinkler piping, not less than two (2) inches in size, discharging into the top of the tank, through a by-pass not less than two (2) inches in size around the check valve in the discharge pipe, provided the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute.

The filling pipe shall be carried up inside a frost-proof casing and may extend through tank bottom to discharge at top of tank above full water level. The portion of the inside tank must be of brass or copper or other non-corrosive material.

Tanks shall not be fed through sprinkler lines.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, provided that there are separate feed mains from the basement or lowest story and a control valve in each feed line in a pump or engine room.

The overflow pipe shall be not less than two (2) inches in diameter for tanks up to 30,000 gallons capacity and less than three (3) inches in diameter for larger tanks. The top of the overflow pipe shall be three (3) inches above the top of the staves in wooden tanks and one (1) inch from the top in steel tanks. The pipe may extend through the bottom of tank provided the portion inside tank is of brass or copper or other non-corrosive metal without joints or it may extend through side of tank. Tanks over roofs overflow pipes shall terminate not more than twenty-four (24) inches above roof and shall be fitted with a 90 degree elbow.

The discharge, heating or filling pipes where exposed to the weather shall be protected from freezing by a frost-proof covering which may be of three layers of one-half (1/2") hair felt interspersed with building paper well wrapped and secured and covered with canvas well painted or frost-proof boxing as specified by the National Board of Fire Underwriters.

Easy access to top of each tank shall be provided by means of a steel gooseneck ladder substantially constructed and rigidly braced, the top of which shall not tip out from the vertical at any point.

Tanks above roofs shall be constructed according to the requirements of the Building Code and supporting structure.



# PUBLIC HEARING

res shall be approved by the Superintendent of Buildings. Tanks not enclosed and exposed to the weather shall be covered with a double roof of acceptable construction consisting of a tight flat cover of matched boards and above this a conical roof which shall be covered with an approved roofing.

Where a gravity tank may supply both sprinklers and fire hydrants it shall not be of less than 30,000 gallons capacity and located on a structure altogether independent of buildings and the bottom shall not be less than 75 feet above the ground level, and not less than 20 feet above the highest line of sprinklers below the main roof of the highest building in a group of buildings.

Rule 6. Pressure Tank. Pressure tanks shall contain sufficient water to supply twelve and one-half per cent (12½%) of the number of sprinklers in the average protected fire area for twenty (20) minutes, but not less than [5,000] 3,000 gallons of water for a wet pipe system where supplemented by an auxiliary water supply, and not less than 5,000 gallons of water for a dry-pipe system. No single tank shall have a capacity greater than 9,000 gallons. The tank shall be kept two-thirds (2/3) full of water under a pressure of seventy-five (75) pounds per square inch, and shall be so proportioned and located that a pressure of not less than fifteen (15) pounds per square inch will be available on the highest line of sprinklers below the main roof when all the water has been discharged from the tank.

[The tank shall be placed either on the roof or in the highest sprinklered story.]

A pressure tank or tanks shall not be located below the highest line of sprinklers supplied by tank or tanks.

Where [a tank] the total capacity of the pressure tank supply is in excess of [25,000] 30,000 gallons as required by this rule, the amount of water to be provided in excess of [5,000] 30,000 gallons shall be specified by the Board of Standards and Appeals.

The water shall be supplied through a fixed pipe, independent of the sprinkler piping, not less than [two] one and one-half (1½) inches in size [with a one and one-quarter (1¼) inch connection to the tank], or through a bypass not less than [two (2)] one and one-half (1½) inches in size around the check valve in the discharge pipe provided the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute without reducing the pressure in the tank. The tank shall have a fixed metallic horizontal line at the end opposite the glass gauge, or other acceptable device, to indicate the level of the water when the tank is two-thirds full.

The air compressor shall be of sufficient capacity to increase the air pressure at the average rate of one pound in two minutes in each pressure tank.

Rule 7. Public Water System. Direct connection to the city water supply shall be capable of furnishing water at not less than fifteen (15) pounds per square inch static pressure at the highest line of sprinklers under the main roof.

Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each connection shall be as large as that of the main riser and not less than four (4) inches, and shall have a conveniently accessible control valve fixed to it at, or near, the curb, or, when possible, still further away from the building. The control valve shall be fitted with a frost and waterproof box, not less than four (4) feet nor more than six (6) feet below the curb, with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be marked with an indicating pattern, operated by a special socket wrench approved by the department of water supply, gas and electricity.

Where it is impractical to install a control valve box at the curb because of a vault under the sidewalk and within 18" thereof, the control valve may be located in the water supply connection at a point not more than two (2) feet from the point of entry into a vault.

Where a water meter is required in the water supply connection to an automatic sprinkler equipment, it shall be of a type which allows free flow of water and approved by the Department of Water Supply, Gas and Electricity, or a type of fire line meter which has been specifically approved by the Fire Commissioner for use in connection with fire extinguishing equipment.

Evidence establishing the fact that water supply conditions and pressures are as may be required shall be submitted to the Fire Department.

Rule 8. Fire Pump. An automatic electric fire pump as an automatic source of water supply is one approved for such use and controlled by an approved automatic controlling device, which shall be adjusted to maintain not less than 15 pounds water pressure at the highest sprinkler below main roof and in pent houses over 2,500 sq. ft., as provided in Rule 5. And shall receive water supply only from a direct connection to the city water main.

As auxiliary sources of water supply steam or electric standard fire pumps shall receive water supply from a suction tank, a direct connection to the city water main or other approved sources capable of supplying the pump at its rated capacity for sixty (60) minutes. The rated capacity of the pump shall be not less than five hundred (500) gallons per minute, and shall be sufficient to supply twenty-five per cent (25%) of the number of sprinklers in the average protected fire area.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

A reliable source of energy for driving the pump shall be provided. For steam pumps, provision shall be made for sufficient steam power to operate the pumps at full rated capacity, and a steam pressure of not less than fifty (50) pounds shall be maintained at the pump at all times. Where there is more than one boiler, the pipes and valves shall be so arranged to permit the cutting out of any one boiler without interrupting the steam supply to the pump from the other boilers. The boiler room shall be cut off from the remainder of the building by fireproof floor and wall construction with approved fire doors at all openings.

Electrical energy from a public service plant shall be acceptable as a source of energy for driving electric fire pumps. When local power plants supply the energy for operating electric pumps, two motor generator units shall be provided, or one generator unit supplemented by a public service break-down switch. Local electric power plants shall be located in rooms of fireproof construction with approved fire doors at openings.

Rule 9. Sprinkler Discharge. For the purpose of computing the capacity of water supplies, standard one-half (½) inch sprinkler heads shall be assumed to have an average discharge of twenty (20) gallons per minute, and the discharge of larger heads shall be computed proportionately in the ratio of the areas of their respective orifices.

Rule 10. Fire Area. A fire area is any floor space enclosed on all sides by exterior walls or fire walls or a combination of both. The number of sprinklers in the average protected fire area shall be determined by the number of sprinklered stories in such section. In



# PUBLIC HEARING

determining the required capacity of water supplies, the number of sprinklers in the average protected fire area need not include those located in low positions, such as under benches, low shelves, closets and platforms and between cars in car barns.

Rule 11. Fire Department Connection. All automatic sprinkler systems shall be provided with at least one two-way Siamese connection on each street front of the building for connection to the fire department hose. Buildings fronting on only one street shall be provided with at least two Siamese connections when the street frontage of building exceeds [one hundred and fifty (150)] *two hundred (200)* feet [in width].

*Where buildings have frontages on more than one street there shall be a fire department connection on each street front where frontage is not continuous but in all cases where more than one fire department connection is required they shall be located as the Fire Commissioner may direct and shall not be grouped.*

All Siamese hose connections hereafter installed, except those on piers or warehouses intended for fire boat use, shall be three (3) inches in size. Fire boat connections shall be three and one-half ( $3\frac{1}{2}$ ) inches in size. All hose connections shall be female, with standard fire department threads.

The inlets shall be placed at least eighteen (18) inches and not more than two (2) feet above the sidewalk, in a horizontal position accessible to the fire department, and shall be provided with a four (4) inch discharge connecting with a four (4) inch pipe to the sprinkler system for three (3) inch fire department connection and with a six (6) inch discharge outlet and six (6) inch pipe for three and one-half ( $3\frac{1}{2}$ ) inch fire boat connection. Each inlet shall be provided with a clapper valve machined to a true face.

Each Siamese connection shall be designated by raised letters at least one (1) inch in size, cast in the fitting in a clear and prominent manner and reading for the service designated, viz.: "Base. Spkr.," etc., as the case may be. If the entire building is sprinklered, the fitting shall be marked "Auto. Spkr."

*Siamese hose connections may project through a street wall not more than twelve (12) inches beyond the building line except that where there is an angle formed by the street wall and a check piece or the base of a column, pilaster or ornamental projection, they may be so located that no part extends more than fifteen (15) inches from either side of such angle in accordance with the provisions of the Building Code.*

*In each fire department connection there shall be an approved straightway check valve installed in a horizontal position, unless suitably designed for vertical position, and the piping shall be arranged to drain between the check valve and the outside siamese coupling by either a ball drip having a one-half ( $\frac{1}{2}$ ) inch pipe connection and one-half ( $\frac{1}{2}$ ) inch orifice and a bronze ball of proper size, or by a three-quarter ( $\frac{3}{4}$ ) inch drip connection, with plugged valve attached, and when necessary arranged to drain to a sewer. A drain connection may be tapped into the body of check valve only when located in a horizontal position.*

Rule 12. Automatic Sprinkler Systems. Automatic sprinkler systems shall be classified as:

(a) One Source Systems, supplied with water from any one of the automatic sources; and

(b) Two Source Systems, supplied with water from a combination of any two of the automatic sources; two pressure tanks with a total water capacity twice that required for a one source supply; direct connection to the city water supply on two different streets, so located that the closing of the controlling valve on one main will not eliminate the main on the other street; or a direct connection to the city water supply and one of the auxiliary sources provided the water supply main is at least six (6) inches in size, the main is fed both

ways and a two (2) inch test pipe at the top of the sprinkler riser shows a flowing pressure of fifteen (15) pounds per square inch between the hours of six a. m. to six p. m.

*A gravity tank and pressure tank, or a gravity tank and pressure tank and one of the automatic sources or two pressure tanks having a total water capacity for a one source supply may be considered as a two-source supply, where the occupancy of the building does not conflict with Rules 38, 39 and 40 hereinafter provided for.*

Rule 13. Sprinkler Spacing. Sprinkler heads and lines shall be spaced as herein provided:

Mill Construction. Under mill ceiling (smooth solid plank and timber construction, 5 to 12 foot bays) on line of sprinklers shall be placed in the center of each bay and the distance between the heads on each line shall not exceed the following:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads—
  - 8 feet in 12 foot bays;
  - 9 feet in 11 foot bays;
  - 10 feet in 10 foot bays;
  - 11 feet in 9 foot bays;
  - 12 feet in 5 to 8 foot bays;
- (b) For Conran\* one (1) inch heads—
  - 20 feet in 5 to 12 foot bays.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads—
  - 25 feet in 5 to 12 foot bays.
- (d) Vaults used for the storage of nitro-cellulose products and vaults used for the storage of inflammable motion picture films shall have or standard one-half ( $\frac{1}{2}$ ) inch head for each 62 cubic feet of available storage space, or one (1) inch Conran\* head for each 250 cubic feet of available storage space.

Measurements shall be taken from center to center of timbers.

Ceilings of modified mill construction having bays less than three (3) feet wide shall be treated as open joist construction and sprinkler heads and lines spaced accordingly.

Bay timbers spaced three (3) feet or more on centers, but less than five (5) feet on centers, will require special ruling by the administrative official having jurisdiction.

Joisted Construction. Under open finish joisted construction ceilings, floor, decks and roofs, the sprinkler lines shall be run at right angles to the joists and the heads "Staggered spaced" so that heads on one line will be opposite a point half way between heads on adjacent lines.

(a) For Standard one-half ( $\frac{1}{2}$ ) inch heads the distance between lines of sprinklers shall not exceed ten (10) feet and the distance between heads on each line shall not exceed eight (8) feet, the end heads on alternate lines being spaced not more than two (2) feet from wall or partition. Permission may be given by the administrative official having jurisdiction to install but one line of sprinklers, in each bay where girders project below the under side of joists and divide the ceiling into bays ten (10) to eleven and one-half ( $11\frac{1}{2}$ ) feet wide from center to center of girders, and the heads shall then be spaced on each line so that the area covered by a single head does not exceed eighty (80) square feet. In all cases where such bays are over eleven and one-half ( $11\frac{1}{2}$ ) feet wide, two or more lines of sprinklers shall be installed in each bay as required by the rules for spacing.

\*Wherever the term "Conran head" is used in the Rules, it is to be taken as meaning either a Conran head of the type tested and approved by the Fire Department, or one that has passed similar tests by the Fire Department.



# PUBLIC HEARING

Where girders and joists are flush at the bottom, heads shall be spaced according to the general rule.

(b) For Conran\* one (1) inch heads the distance between adjacent lines shall not exceed twenty (20) feet and the distance between the heads on each line shall not exceed sixteen (16) feet, the end heads on alternate lines being spaced not more than four (4) feet from wall or partition. Where sprinklers project below the under side of joists and divide the ceiling into bays not exceeding twenty (20) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty (20) feet in width at least two (2) lines shall be installed in each bay and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads the distance between adjacent lines shall not exceed twenty-five (25) feet and the distance between the head on each line shall not exceed twenty (20) feet, the end head on alternate lines being spaced not more than five (5) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty-five (25) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty-five (25) feet in width at least two lines shall be installed in each bay, and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Smooth Finish, Sheathed or Plastered Ceilings.** Under smooth finish, sheathed or plastered ceilings, in bays six (6) feet wide and over (measurements to be taken from center of timber, girder or other projection or support forming the bay), sprinkler heads and lines shall be spaced as follows:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twelve (12) feet in width, and the distance between the heads on each line shall not exceed the following:

- 8 feet in 12 foot bays;
- 9 feet in 11 foot bays;
- 10 feet in 6 to 10 foot bays.

Bays in excess of twelve (12) feet in width and less than twenty-three (23) feet in width, shall contain at least two (2) lines of sprinklers; bays twenty-three (23) feet in width or over shall have the lines therein not over ten (10) feet apart. In bays in excess of twelve (12) feet in width, not more than one hundred (100) square feet of ceiling area shall be allotted to any single head.

(b) For Conran\* one (1) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty (20) feet in width, and the distance between the heads on each line shall not exceed twenty (20) feet. Bays in excess of twenty (20) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty-five (25) feet in width, and the distance between the heads on each line shall not exceed twenty-five (25) feet. Bays in excess of twenty-five (25) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Fireproof Construction.** The rules of slow-burning construction shall apply as far as practicable. The spacing of heads to protect the contents rather than the ceilings; but in no case shall the distance between a head on one line and a head on an adjacent line exceed the following:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads, 12 feet.

(b) For Conran one (1) inch heads, 20 feet.

(c) For Conran one and one-quarter ( $1\frac{1}{4}$ ) inch heads, 25 feet.

**Distance From Walls.** The distance from wall or partition to the first head on a sprinkler line shall not exceed one-half the allowable distance between the heads on such line. Additional heads may be required in the narrow pockets formed by bay timbers or beams and wall. Where beams, girders, columns, walls, partitions or other obstructions prevent the effective discharge of water, additional heads shall be installed to effectively sprinkle the area.

**Vertical Shafts.** In vertical shafts having inflammable sides, heads shall be provided within the shaft in addition to the head or heads at the tops of shafts, as follows:

(a) One standard one-half ( $\frac{1}{2}$ ) inch head for each 200 square feet of inflammable surface.

(b) One Conran\* one (1) inch head for each 400 square feet of inflammable surface.

(c) One Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch head for each 500 square feet of inflammable surface.

Such head or heads shall be installed at each floor when practicable, and always when shaft is trapped. Where practicable, heads shall be "staggered" at the alternate floor levels, particularly when only one head is installed at each floor level.

**Pitched Roofs.** Under a pitched roof sloping more steeply than one (1) foot in three (3) feet, heads shall be located in peak of roof, and those on either side of the peak shall be spaced according to the foregoing requirements. The distance between heads shall be measured on a line parallel with the roof. Where the roof meets the side wall or the floor line, the heads shall be placed not more than the following distance from such intersection:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $3\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 7 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $8\frac{1}{2}$  feet.

Heads spaced not to exceed the following distance each way from the peak of roof, measured on a line parallel with the roof, may be used in lieu of heads located in peak of roof:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

In sawtooth roof construction, the end heads on the branch line shall be spaced not to exceed the following distance from the peak of the sawtooth:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

**Special Locations and Variations.** In special locations, such as over electric generating, power and transforming apparatus, over their controlling devices and switchboards, where water from the fire extinguishing equipment would be detrimental, the sprinkler lines and heads may be omitted at the discretion of the administrative official having jurisdiction, and when in his judgment a slight variation of this rule of spacing is desirable to effect a more efficient distribution of water for fire extinguishing purposes, the sprinkler lines and heads shall be spaced as he may direct.

**Rule 14. Sprinkler Position.** All sprinkler heads shall be located, wherever possible, in an upright position on top of the pipes, except that sprinkler heads on automatic wet pipe systems may be pendant on concealed piping and when construction or occupancy of a room or enclosure makes it preferable.

(a) Where standard one-half ( $\frac{1}{2}$ ) inch heads are installed sprinkler deflectors shall be parallel to ceilings, roofs or the



# PUBLIC HEARING

incline of stairs, but when installed in the peak of a pitched roof they shall be horizontal. Distance of deflectors from ceilings of mill or other smooth construction, or bottom of joists of open joist construction, shall be not less than three (3) inches nor more than ten (10) inches.

In fireproof buildings, the distance between deflectors and panel ceilings shall not exceed fifteen (15) inches.

Not less than eighteen (18) inches effective clear space shall be left below the sprinkler heads, so that they may discharge an unbroken spray blanket from sprinkler to sprinkler and sides of room when in operation. Any stock piles, racks or other obstructions interfering with such action shall not be permitted. *Sprinkler system piping shall not be used for the support of stock, clothing, etc.*

(b) Where Conran\* heads are installed, the top of head shall be located the same distance below joists or ceiling as specified for deflectors in paragraph (a) of this rule; except that when heads are located under pitched roofs of piers or similar structures, they shall in general be installed in the upright position (not normal to slope of roof) and three (3) feet vertically below the underside of roof. When the administrative official having jurisdiction deems a variation of this rule advisable to obtain a more efficient distribution of water, the heads shall be located with respect to joists or ceiling, as he may direct.

Rule 15. Pipe Sizes. The number of heads on a given size pipe in one fire area in any story shall not exceed the following:

(a) For standard one-half (1/2) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
3/4 inch	1 head
1 " "	2 heads
1 1/4 " "	3 " "
1 1/2 " "	5 " "
2 " "	10 " "
2 1/2 " "	20 " "
3 " "	36 " "
3 1/2 " "	55 " "
4 " "	80 " "
5 " "	140 " "
6 " "	200 " "
7 " "	300 " "
8 " "	420 " "

(b) For Conran\* one (1) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 inch	1 head
1 1/4 " "	2 heads
1 1/2 " "	3 " "
2 " "	4 " "
2 1/2 " "	6 " "
3 " "	9 " "
4 " "	18 " "
5 " "	34 " "
6 " "	51 " "
7 " "	75 " "
8 " "	105 " "

(c) For Conran\* one and one-quarter (1 1/4) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 1/4 inch	1 head
1 1/2 " "	2 heads
2 " "	3 " "
2 1/2 " "	4 " "
3 " "	6 " "
4 " "	12 " "
5 " "	21 " "
6 " "	40 " "
7 " "	60 " "
8 " "	84 " "

When it is desired to use pipe of larger size than eight (8) inches in diameter, special ruling will be required by the administrative official having jurisdiction as to the permissibility of its use and the number of heads that may be fed thereby.

Where practicable, it is desirable to arrange the piping so that the number of heads on a branch line will not exceed eight.

When the piping is arranged on the "gridiron" plan, the permissible number of heads may be doubled, provided the feed main is of the size indicated in the schedule for the total number of heads.

Where feed mains supply branch lines of only two heads each, the conditions approach those of long single line. Such feed mains shall usually be centrally supplied when there are over eight (8) or ten (10) branch lines. Branch lines up to fourteen (14) in number may be fed from end provided a two and one-half (2 1/2) inch pipe does not supply more than sixteen (16) standard one-half (1/2) inch heads in lieu of twenty (20).

Buildings having slatted floors, or large unprotected floor openings without approved stops, shall be treated as one room with reference to the pipe sizes, and the feed main shall be of sufficient size to accommodate the number of heads called for. Larger pipe sizes than are allowed in the schedule for a given number of heads may be required wherever the construction or conditions introduce unusually long runs of feed mains or many angles. Buildings with blind attics with unprotected openings to floor below, may be piped from a system on the ceiling of floor below, provided pipe size schedule is not overloaded on sizes three (3) inches or under.

Rule 16. Feed Mains. The size of feed mains shall be less than the size of riser and shall be arranged to run direct as possible from source of water supply to riser.

Feed mains for stair or other towers without approved stops between floors, when piped on independent riser, shall be of sufficient size to accommodate the total number of sprinklers in such tower.

Rule 17. Risers. There shall be one or more separate risers in each building and in each section of the building divided by fire walls. Risers shall be arranged to provide "Center Central" or "Side Central" supply to feed mains. Each riser shall be of sufficient size to supply all the heads on said riser in one story, according to the schedule of pipe sizes in Rule 15.

*In buildings of fireproof construction, and for the purposes of this rule, a blank wall, or one in which the openings are protected by standard fire doors, may be considered as a fire wall, if of equivalent construction.*

If the conditions warrant, special permission will be granted allowing the heads in a fire section of small area to be fed from the risers in another section, provided the total number of heads in such area does not exceed the following number per floor:

(a) For standard one-half (1/2) inch heads, 48.

(b) For Conran\* one (1) inch heads, 12.

(c) For Conran\* one and one-quarter (1 1/4) inch heads, 12.

Risers shall not be located close to windows, properly protected from mechanical injury and freezing and shall be properly supported on foundations and by floor plates, clevis couplings or hangers.

No connections, such as for sill cocks, house service hose outlets, shall be made with a sprinkler system or any part thereof.

Where gravity and pressure tanks feed through a common discharge pipe or "dead riser" to the foot of a riser an air lock is likely to develop the discharge pipe of the gravity tank shall connect with the discharge pipe, or "dead riser" forty (40) feet below the bottom of the pressure tank.



# PUBLIC HEARING

Rule 18. Pipes and Fittings. All pipe shall be full-weight standard wrought iron or steel threaded pipe, well reamed and screwed up tight into fittings without reducing the waterway. Fittings shall be standard cast iron fittings, and shall be long turn pattern on feed mains and risers.

Such fittings shall be designed and guaranteed for a working pressure of 150 pounds per square inch and must be capable of withstanding a hydrostatic test pressure of 750 pounds per square inch without failure.

All pipe shall be secured to the ceiling, walls and other parts of the building with standard steel, wrought or malleable iron hangers.

Extra heavy fittings shall be employed where the normal pressure in the pipe system exceeds one hundred and fifty (50) pounds per square inch, and shall be designed for a working pressure of 250 pounds per square inch and be capable of withstanding a hydrostatic test pressure of 1,250 pounds per square inch without failure.

All underground pipe shall comply with the specifications for cast iron pipe of the American Water Works Association.

Rule 19. Protection of Pipes and Sprinklers. When exposed to moisture, sprinkler pipes and hangers shall be protected against corrosion whenever found necessary by thoroughly cleaning the pipe of all scale and grease and painting with a coat of red lead and linseed oil paint or other acceptable moisture resistive paint. When exposed to chemical fumes, the pipe and fittings shall be coated with graphite or other approved chemical resistive paint. Care shall be taken not to paint the sprinkler heads.

Supply pipes of risers in low basements or low spaces under ground floors exposed to frost, shall be properly protected by a masonry or wood enclosure, properly heated, or lined with mineral wool, sawdust or tar mixed with granulated cork, extending below bottom of pipe and through the flooring of ground floor, or the pipe shall be protected with three alternate layers of one-inch hair felt and building paper or by other approved method. When of wood, the enclosure shall be constructed double with a layer of paper between the two thicknesses of wood.

Where risers, drains, heating pipes, etc., pass through concrete floors or partitions, they shall be protected with a metal sleeve or be grouted with cement mortar.

Wherever sprinklers are exposed to corrosion, the heads shall be protected with an approved hermetically sealed cover, with an approved wax coating.

Rule 20. Drainage. All sprinkler pipe and fittings shall be installed so that they can be thoroughly drained, and where practicable, all piping shall be arranged to drain at main drips.

Drains or drip pipes shall be so arranged as not to expose any part of the sprinkler system to frost, and shall be connected, either by check valves or other means, so that they will not [overthrow] overflow domestic service or other connections to the same sewer or house drain, or if carried through the wall and exposed to the weather, they shall be fitted with hoods or down-turned elbows.

Drains, pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet, shall be installed:

- at the base of the main riser;
- at each alarm valve;
- at each dry-pipe valve;
- at each gravity tank;
- at each pressure tank.

at each fire department connection;

on each floor, if independent floor control valves are used;

at each supply main, when the water in the same can be removed through any of the above drains. Such drains shall be installed with controlling valves so that flow-tests may be made to determine if the water supplies connections from yard mains to the inside of the build-

ing are in order without causing water damage or overflowing service connections to the same house drain. Any such drain shall be not less than two (2) inches in size except that drains at independent floor valves [may be one and one-quarter ( $\frac{1}{4}$ ) inches in size] shall be not less than 1 inch in size where floor valves are not over 2½ inches in size and 1¼ inches where floor valves are larger, and connected to a main drain riser of not less than 1½ inches in size. The drain at the main riser shall discharge into a cone or sight drain, or if carried through the wall and exposed to the weather, it shall be fitted with a hood or down-turned elbow.

*At an alarm valve at the top of a riser in a down-fed system a drain shall not be required.*

*At each gravity or pressure tank erected above roof of a building there shall be a 4-inch valved drain connection so arranged as to discharge on roof of building. And where a tank is on a separate structure altogether independent of buildings drain connection to be arranged to discharge at ground level.*

On automatic wet pipe systems, the horizontal branch pipes shall be pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet to drain towards the sources of supply with drip valves at the low points.

On automatic dry-pipe systems, branch pipes shall be pitched at least one-half ( $\frac{1}{2}$ ) inch in ten (10) feet.

Rule 21. Test Pipe. [On] In all wet-pipe automatic sprinkler systems a test pipe of not less than  $\frac{3}{4}$  inch in diameter shall be connected directly with each [riser] system but shall be connected to a pipe of not less than 1¼ inches in diameter in upper story and arranged to discharge, through a ½-inch brass outlet, preferably to a point where it can readily be seen. With long runs or many angles, size of test pipe [shall] should be increased to one (1) inch or larger. Controlling valve should be located at a sufficient distance from where the test pipe passes through the wall of the building so as to reduce to a minimum the chance of freezing of water in test pipe.

*In all dry-pipe automatic sprinkler systems a ¾-inch inspector's test pipe shall be installed at the end of the most distant branch line and fitted with a ¾-inch shut-off valve stopped with a brass plug.*

Rule 22. Pressure Gauges. A four and one-half (4½) inch double-spring Bourdon pressure gauge shall be provided in all automatic sprinkler systems as follows:

- Above dry-pipe valves;
- Below dry-pipe valves;
- At the pressure tank;
- At the air compressor;
- Above the alarm valve;
- Below the alarm valve; and

In the connections from city water supply.

Provision may be made for taking the pressure both above and below the alarm valve and the dry-pipe valve with only one gauge at each valve.

*A gauge shall not be required at an alarm valve located at the top of a riser in a down-fed system.*

Gauge connections shall be taken from the supply main or riser and not from the two-inch drain or test pipe.

Gauges shall be installed in a suitable place protected from freezing and be controlled by a valve with arrangements for draining. A plugged outlet, not less than one-quarter ( $\frac{1}{4}$ ) inch in size, shall be located between each valve and gauge for purpose of installing the inspector's gauge.

Rule 23. Valves. All valves two (2) inches in diameter and under shall be of brass or bronze, or other approved [non-corrodible] non-corrosive material. Valves over two (2) inches in diameter shall be of brass, or bronze or iron body, brass mounted, or of other approved [non-corrodible] non-corrosive material.

All sidewalk Siamese inlet valves, caps and chains shall be of galvanized cast iron or other approved [non-corrodible] non-corrosive material.



# PUBLIC HEARING

All gate valves shall be solid or double wedge disc, sufficing box pattern with hand wheel, outside screw and yoke, or other approved indicator pattern.

All check valves shall be approved straight way regrinding pattern, so built that the clappers may be readily removed for repairs.

Rule 24. Water Supply Gate Valves. The piping connecting each source of water supply with the sprinkler system shall be provided with a gate valve of the outside screw and yoke type, sealed open and tagged to designate its purpose, so located as to control each source of water supply except that from fire department hose connections. All such gate valves shall be located within the building where easily visible and readily accessible and as close as possible to the supply inlet.

Rule 25. Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two-source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies, except that where the two sources of supply consist of tanks located above the highest line of sprinklers, a gate valve need only be provided on the downstream side of each check valve.

Rule 26. Control Valves. All automatic sprinkler systems shall be provided with a main control or shutoff valve arranged to be readily accessible and sealed in the open position; except that when the sprinkler system is fed from water supplies on the roof of the building, independent and readily accessible floor control valves, sealed in the open position, may be installed.

When not more than ten (10) standard one-half ( $\frac{1}{2}$ ) inch sprinkler heads or three (3) Conran\* heads in any automatic wet pipe system are exposed to cold and subject to freezing, shutoff valves may be provided to discontinue the water supply to such heads between November 1 and April 1. A greater number of heads than specified above, located in places which cannot be properly heated, shall be controlled by an automatic dry-pipe valve.

Rule 27. Dry-Pipe Valves. A dry-pipe valve shall be taken to mean a valve automatically controlling the water supply of the sprinkler system in such a manner that under normal conditions its piping system beyond the valve is maintained dry, but in the event of fire, the valve automatically releases the water into the sprinkler system, for fire extinguishing purposes.

Dry-pipe valves shall, for the purpose of these rules, be classified as follows:

Type A, in which the valve is actuated by the release of compressed air in the sprinkler piping system, due to the opening of a sprinkler head; and

Type B, in which the valve is actuated by an approved trip under electric control of an approved automatic thermostatic fire alarm system.

Dry-pipe valves shall be located as near as practicable to the sprinkler system in an enclosed and accessible place protected from mechanical injury and freezing.

*When anti-columning pipes are used, they shall be either lead lined or of brass.*

Automatic wet-pipe sprinkler systems in which only twenty-five (25) per cent of the heads are required to be maintained dry for protection from freezing, shall have only such heads under dry-pipe valve control.

(a) When "Type A" valve is installed, the air pressure in sprinkler systems under such dry-pipe valve control shall not exceed forty (40) pounds per square inch, nor be permitted to fall below twenty-five (25) pounds per square inch, nor shall it be less than one-sixth ( $\frac{1}{6}$ ) of the water pressure in any case.

The air compressor shall have a capacity of not less than eleven (11) cubic feet per minute and the air supply for the pump shall be taken, if possible, from a room containing dry air, or it shall be passed through a drying chamber containing calcium chloride, in order to avoid the introduction of moisture into the system.

The air pressure on such dry-pipe systems shall be maintained throughout the year.

Not more than the following number of heads shall be controlled by one "Type A" dry-pipe valve:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

*Where equipped with an approved quick-opening device, the following number of heads may be controlled by one "Type A" dry-pipe valve:*

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

(b) When "Type B" valve is installed the actuating alarm system shall be designed to operate at a temperature lower than that required to open the sprinkler heads, and all connections between the alarm system and the dry-pipe valve shall be adequately protected against injury of any kind.

When required by the administrative official having jurisdiction, the dead end of every feed main in such dry-pipe system shall be provided with an air relief valve or vent so constructed as to be normally open in order to permit the free escape of air from the system, but to close automatically against the escape of water.

Not more than the following number of heads shall be controlled by one "Type B" dry-pipe valve:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

Rule 28. Alarm Valve. All automatic wet pipe sprinkler systems shall be equipped with an alarm valve so constructed that a flow of water through a one-half ( $\frac{1}{2}$ ) inch or larger will operate an electric or mechanical gong.

Dry pipe valves shall be equipped with a reliable device to give either an electrical or mechanical alarm.

Rule 29. High and Low Water and Pressure Alarm. Gravity tanks shall be equipped with a device to indicate when the water falls below or rises above the normal level of the tank, with an indicator or alarm located in the engine room near the pump.

All pressure tanks shall be equipped with a device to indicate when the pressure in the tank falls below seventy (70) or rises above eighty (80) pounds per square inch, with an indicator or alarm located in the engineer's room [near the compressor].

Rule 30. Heating of Tanks. The water in all sprinkler tanks subject to freezing shall be protected by inter-heating the water or enclosing the tank in a frost-proof house properly heated and lighted.

Rule 31. Concealed Pipe Systems. All pipe in concealed pipe systems shall be of standard full-weight wrought iron or steel, painted with two coats of protective paint, before and one after installation. Such pipe shall be installed in ducts or be encased in cement mortar and shall be inspected prior to concealment. When installed in concealed space between floor arches and ceiling, such pipe shall be supported by hangers and all pipe, fittings and hangers be protected with two coats of paint.

Rule 32. Preparation of Building. Floor or wall openings and other structural defects which prevent the buildup of heated air and retard the automatic action of sprinkler heads shall be provided with the necessary ceiling boards and draft stops to permit specific control of the air by the local sprinklers.

Curtain boards shall project at least three (3) inches above the lowest sprinkler.



# PUBLIC HEARING

Rule 33. *Approval of Sprinkler System [Tests]. Before acceptance* all automatic sprinkler systems, excluding the water supply tanks, shall be subjected after installation to a hydrostatic pressure of a test of at least fifty (50) pounds per square inch in excess of that which will be normally carried and observed in the sprinkler system, **such test pressure, however, never to be less than one hundred and fifty (150) pounds per square inch in any part of the system.**

All pressure tanks shall be tested after erection to a test pressure of one and one-half ( $1\frac{1}{2}$ ) times the working pressure. To prevent the possibility of serious water damage in case of a break, the pressure shall be maintained by a ball pump, the main controlling gate being meanwhile shut. Brine or other corrosive chemicals shall not be used for testing systems.

In automatic dry-pipe systems with "Type A" valve control, an air pressure of forty (40) pounds per square inch shall be pumped up, be held for twenty-four (24) hours, all leaks stopped which allow a loss of pressure of over (2) pounds per square inch for the twenty-four (24) hours.

In the case of automatic dry-pipe systems with differential "Type A" valve, the valve shall be held off its seat during the test to prevent injuring the valve.

Non-automatic systems shall be tested after installation not less than fifty (50) pounds per square inch in excess of the pressure necessary to reach the highest line of sprinklers.

All tests of installed systems shall be made by the contractor in the presence of the Fire Commissioner, or his authorized representative.

No piping, devices nor any portion of a newly constructed sprinkler system shall be covered up or permanently concealed until tested by the Bureau of Fire Prevention and approved of in writing, except piping passing through floors, walls, partitions or beams for distances equal to the thickness of such floors, walls, partitions or beams.

Rule 34. *Non-fireproof Business Buildings.* Automatic sprinklers required in non-fireproof business buildings under provisions of Chapter 5, Article 4, Section 72, Code of Ordinances, unless otherwise specifically provided in these rules, shall consist of at least a One Source System.

Rule 35. *Dangerous or Hazardous Buildings.* Automatic sprinklers required in buildings having occupancies considered to be dangerous or hazardous by the Fire Commissioner shall consist of at least a one-source system unless otherwise specifically provided for in these rules.

Rule 36. *Factories and other Buildings.* Automatic sprinklers required in buildings under the provisions of the Code of Ordinances and the Labor Law shall consist of at least a one-source system.

Rule [35] 37. *Theatre Buildings.* Automatic sprinklers required in theatre buildings under the provisions of Chapter 10, Article 25, Section 524, Code of Ordinances, shall consist of at least a One Source System.

Rule [36] 38. *Firework Storage.* Automatic sprinklers required in buildings in which fireworks are stored or sold under the provisions of Chapter 10, Article 6, Section 92, Code of Ordinances, shall consist of a Two Source System.

Rule [37] 39. *Nitro-Cellulose Products.* Automatic sprinklers as required in buildings in which nitro-cellulose products are stored under the provisions of Chapter 10, Article 19, Section 232, Code of Ordinances, shall consist of a system supplied from both approved gravity tank supply and an approved pressure tank supply, except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems, in conformity with the provisions of this rule as in force up to December 1, 1921.

*In buildings wherein are stored or handled only limited quantities of nitro-cellulose products, not exceeding 500 pounds, the automatic sprinklers may consist of a two source system as provided for in Rule 12.*

Rule [38] 40. *Inflammable Motion-Picture Films.* Automatic sprinklers, required in buildings in which inflammable motion-picture films are stored under the provisions of Chapter 10, Article 20, Section 241, Code of Ordinances, shall consist of a system supplied from both an approved gravity tank supply and an approved pressure tank supply except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to December 1st, 1921.

Rule [39] 41. *Existing Installations and Approvals.* Automatic extinguisher systems and devices heretofore approved and accepted by the authorities having jurisdiction shall not be required to conform to the provisions of these rules; and all such systems heretofore installed shall not be required to be altered to conform to these rules so long as the fire hazard due to construction and occupancy of the building is not increased or where substantial additions or extensions in height or area is made to the building when these rules shall apply if deemed advisable or necessary by the Fire Commissioner and the system after inspection is found to be in good working order.

Rule 42. *Communicating Openings.* When a building fully equipped with sprinklers communicates with another not so equipped the openings must be protected by approved fire doors on both sides of the wall, one of which must be automatic.

Rule 43. *Maintenance Inspections.* Automatic sprinkler systems shall be inspected at least once a month by the person in charge of the building, or by other competent person employed by the owner, to see that all parts of the system are in perfect working order, and the fire department connection or connections, if any, ready for immediate use by the Fire Department. A detailed record of each inspection shall be kept for examination by a representative of the Fire Department.

There shall be kept available at all times in the premises a supply of extra sprinklers, never less than six (6), to replace promptly any fused or damaged sprinklers. And there shall be one or more employees instructed in the maintenance of sprinkler system.

Rule 44. *Open Sprinklers.* When open sprinklers are required for exposure protection by the Fire Department as specified in the Building Code they shall be installed in accordance with the rules of the National Board of Fire Underwriters. Plans for such installation to be filed with the Fire Department for approval.

## FORMS FOR NOTICES TO PROPERTY OWNERS

applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such copies are not to be supplied by this office. The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	2
Cases filed up to and including March 10, 1926 .....	201	Dismissed .....	7
Restored to calendar .....	14	Denied .....	15
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	29	Granted on condition .....	
Requests to amend .....	4	Appliances approved .....	
Requests for modification .....	7	Appliances dismissed, disapproved or withdrawn.....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	1	Rules disapproved or rescinded .....	
Requests for extension of permit .....	5	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	0	Requests to reopen granted .....	2
Requests for approval of plans .....	2	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1007	Requests for modification granted .....	
Disposed of .....	311	Requests for modification denied .....	
Cases pending March 10, 1926 .....	696	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	3

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

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CITY OF NEW YORK

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EDWARD V. BARTON, Chief Clerk

Office—Municipal Building, Rooms 1001 to 1015.

Telephone—Worth 0184.

Office Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, March 16, 1926, at 10 a. m.

Minutes of Regular Meeting, March 16, 1926, at 2 p. m.

Correction.

Rules.

Notice of Public Hearing.

Progress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan. MAR 31 1926

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 23, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 30, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New cases Filed Week Ending March 16, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
223-26-A.....	B.B.B.	.. 3902-12 14th ave., Bklyn. LC-2514.
222-26-BZ.....	B.B.M.	.. 2-8 Clarkson st., Man. N. B. 83-1926.
221-26-BZ.....	B.B.M.	.. 940 E. 178th st., Bx. N. B. 462-1926.
220-26-S.....	F.D.	.... 309-13 W. 36th st., Man. N. B. 493-1925.
219-26-A.....	F.D.	.... 243-249 W. 124th st., Man. F-91124, F-91125.
218-26-A.....	F.D.	.... 2101 Flushing ave., Maspeth, Q. F-89363.
217-26-A.....	F.D.	.... 2290 Bedford ave., Bklyn. F-91282.
216-26-A.....	F.D.	.... 231-33 W. 18th st., Man. F-88217.
215-26-A.....	B.B.M.	.. 150 William st., Man. N. B. 483-1925.
214-26-BZ.....	B.B.Bx.	.. W. S. Barretto st., 100 ft. N. of Oak Point ave., Bx. N. B. 2671-1925.
213-26-S.....	F.D.	.... 753-55 Lexington ave., Bklyn. LD-79928.
212-26-A.....	F.D.	.... 104-118 Raymond st., Bklyn. F-83119.
211-26-A.....	F.D.	.... 57-73 Lincoln rd., Bklyn. Alt. 1426-1924.
210-26-BZ.....	B.B.Bx.	.. S. E. cor. Jerome ave. & E. 169th st., Bx. N. B. 219-1926.
209-26-BZ.....	B.B.Bx.	.. 202-6 E. Tremont ave., Bx. Alt. 68-1926.
208-26-BZ.....	B.B.Bx.	.. 1038-1040 Forest ave., Bx. Decision of supt. of bldgs.
207-26-A.....	F.D.	.... 19 Division st., Qns. Alt. 2149-1925.
206-26-BZ.....	B.B.B.	.. 9002-08 Kings highway, Bklyn. Applic. 2045-1926.
205-26-A.....	F.D.	.... N. S. Grand st., 500 ft. N. of 74th st., Elmhurst, Qns. F-89721.
204-26-A.....	F.D.	.... 22 Park pl., Man. LC-33088.
203-26-BZ.....	B.B.B.	.. 402 Osborne st., Bklyn. Applic. 23720-1925.
202-26-A.....	F.D.	.... 619-21 Fordham rd., Bx. N. B. 2374-1924.

## Restored to Calendar.

1159-25-A.....	F.D.	.... 43-47 W. 16th st., Man. LC-31352.
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## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan

B.B.Q.	.....	Bureau of Buildings, Queen
B.B.R.	.....	Bureau of Buildings, Richmon
B.B.Bx.	.....	Bureau of Buildings, Bron
T.H.D.	.....	Tenement House Departmen

## CALL OF CLERK'S CALENDAR.

TUESDAY, MARCH 23, 1926, AT 2 P. M.

### Building Zone Cases.

897-25-BZ.

APPLICANT—John W. Dolan, owner.

PREMISES—Southwest corner of Jackson avenue at 51st street, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

910-25-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Peter Bressi, owner.

PREMISES—1421-25 65th street, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building used for the storage of grain and feed to a garage for the storage of more than five (5) motor vehicles.

1334-25-BZ.

APPLICANT—Edward P. Doyle, for Robert R. Meyer, owner.

PREMISES—136-8 West 4th street, Manhattan.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in an unrestricted district the alteration and change of occupancy of a building formerly occupied as a stable to a garage for the storage of more than five (5) motor vehicles.

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsh Building Co., owner.

PREMISES—8502-8512 Bay parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building for a business occupancy on the 1st story.

1169-25-BZ.

APPLICANT—Ferdinand Savignano, for James Schacht, owner.

PREMISES—Northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1268-25-BZ.

APPLICANT—Henry J. Nurick, for Isaac Levin, owner.

PREMISES—376-8 Throop avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the erection of proposed extension to an existing factory building.



# CALENDAR

7-25-BZ.

PLICANT—D. S. Morrison, owner.  
EMISES—Southwest corner of Riverdale avenue and West 259th street, Bronx.  
PLICATION, under sections 7a and 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a gasoline service station.

0-25-BZ.

PLICANT—Charles J. Pintell, for Kojo Realty Corp., owner.  
EMISES—8165-8167 New Utrecht avenue, Brooklyn.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a poultry slaughter house.

-25-BZ.

PLICANT—William F. Doyle, for Alart Building Corp., owner.  
EMISES—2849-2855 Broadway, Manhattan.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a 1½ times district the erection and maintenance of a street wall in part to a height exceeding the limit required by the zone resolution.

25-BZ.

PLICANT—John J. O'Connor, for Washington Improvement Corp., owner.  
EMISES—1714-26 Kings highway, Brooklyn.  
PLICATION, under sections 7c and 21 of the building zone resolution,  
PERMIT in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes. (Reopened on March 9th for the purpose of modifying resolution previously adopted.)

4-BZ.

PLICANT—Philip J. Sinnott, for Helen B. Peckett, owner.  
EMISES—2074-2088 Fulton street, Brooklyn.  
PLICATION, under sections 7G and 20 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied by the board).

**MARCH 23, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.  
5-A—Certificate of approval for combustible mixture (Flit).  
5-A—309-311 Bedford avenue, Brooklyn.  
5-A—1140-1142 Teller avenue, The Bronx.  
5-A—Southwest corner of Avenue U and East 56th street, Brooklyn.  
5-A—405-409 West 13th street, Manhattan.  
5-A—241 Wythe avenue, Brooklyn.  
6-A—64-66 Fifth avenue, Manhattan.

*Building Zone Applications.*

ICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, March 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

CAL. NO. 1059-25-BZ—Application, October 16, 1925, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Hamford Realty Corp., owner, Loew's, Inc., lessee, to permit the extension from a business district into a residence district of a proposed building to be used as a theatre; premises west side of Jerome avenue, 100 ft. south of 190th street, The Bronx.

CAL. NO. 1225-25-BZ—Application, November 24, 1925, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Elbarth Realty Company, owner, to permit in a residence district the erection of an apartment house with stores on the first story; premises 2636-2656 Ocean avenue, northwest corner of Neck road, Brooklyn.

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1038-25-BZ—Application, October 9, 1925, under sections 21 and 7e of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fangusta Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-892 East New York avenue, Brooklyn.

CAL. NO. 1079-25-BZ—Application, October 22, 1925, under section 21 of the building zone resolution, of Philip Freshman, architect, on behalf of John De Angelo, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service sta-



# CALENDAR

tion; premises 6418-6424 Fort Hamilton parkway, northwest corner of 65th street, Brooklyn.

CAL. NO. 1194-25-BZ—Application, November 18, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Burlington Holding Corporation, owner, to permit in a residence district the erection and maintenance of a building to be used, in part, as stores; premises 178-186 Parkside avenue, 333-357 Ocean avenue, Brooklyn.

CAL. NO. 1153-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Herbert S. Martin, applicant, on behalf of Ambassador Hotel, owner, to permit in a residence district the maintenance of a business use; premises 341-351 Park avenue, Manhattan.

CAL. NO. 972-25-BZ—Application, September 18, 1925, under section 7e of the building zone resolution, of James Fennimore, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 767-793 East New York avenue, northeast corner of Troy avenue, Brooklyn.

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## MARCH 23, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

1189-25-A—17 West 45th street, Manhattan.

278-25-A—280 Broadway, Manhattan.

524-25-A—134 West 23rd street, Manhattan.

525-25-A—146 West 23rd street, Manhattan.

526-25-A—153 West 21st street, Manhattan.

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

529-25-A—245 83rd street, Brooklyn.

823-25-A—1979-1981 Metropolitan avenue, Ridgewood, Queens.

742-25-A—26th to 27th streets, Fourth to Madison avenues, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 23, 1926, at 2 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 977-25-BZ—Application, September 22, 1925, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Michael De Stefen, owner, to permit in a business district the erec-

tion and maintenance of a gas service station; premises northwest corner of Roosevelt avenue and street, Woodside, Borough of Queens.

CAL. NO. 1187-25-BZ—Application, November 16, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Knickerbocker Ice Company, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 478 West 185th street, southwest corner of Laurel Hill terrace, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## FRIDAY, MARCH 26, 1926, AT 10 A. M. SPECIAL MEETING.

### *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Code, adoption of.

## CALL OF CLERK'S CALENDAR. TUESDAY, MARCH 30, 1926, AT 2 P. M.

### *Building Zone Cases.*

496-25-BZ.

APPLICANT—Henry Nordheim, for William Held, owner.  
PREMISES—737-741 Huntspoint avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

915-25-BZ.

APPLICANT—Daniel Campbell, Jr., for Mary E. Nostrand, owner.

PREMISES—338 Broadway, Flushing, Borough of Queens.  
APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the extension of an existing building used for business purposes.

943-25-BZ.

APPLICANT—Luke Flanagan, for J. I. & C. Steiner Corporation, owner.

PREMISES—406 East 77th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the use of an existing building as a motor vehicle repair shop on the second story.

1123-25-BZ.

APPLICANT—Joseph Paroscandola, owner.  
PREMISES—292-294 Court street, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT the extension from a business into a residence district of a proposed theatre building.

1281-25-BZ.

APPLICANT—Emil Koepfel, for Isidore S. Koepfel, owner.

PREMISES—668-672 Howard avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,



# CALENDAR

PERMIT in a residence district the alteration and use of part of the first story of an apartment house for store purposes.

3-BZ.  
 APPLICANT—Deiches, Goldwater & Flynn, for John Kasser, owner.  
 PREMISES—3600 Jerome avenue, The Bronx.  
 APPLICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

25-BZ.  
 APPLICANT—Eugene De Rosa, for Flatbush Associates, owner.  
 PREMISES—2101-2121 Church avenue, Brooklyn.  
 APPLICATION, under section 7c of the building zone resolution,  
 PERMIT the extension from a business district into a residence district of a proposed theatre.

3-BZ.  
 APPLICANT—Edward P. Doyle, for Carollo Brothers, owners.  
 PREMISES—Southwest corner of Chestnut street and Astoria avenue, Astoria, Borough of Queens.  
 APPLICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

3-BZ.  
 APPLICANT—Joseph Bourke, for New York Evening Journal, Inc., owner.  
 PREMISES—301-315 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 PERMIT in a residence district extending from a business district the erection and maintenance of a theatre building.

## MARCH 30, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

5-A—237-241 Wallabout street, Brooklyn.  
 5-A—240-256 East 139th street, The Bronx.  
 5-A—456 Hamilton avenue, Brooklyn.  
 5-A—2-4 Nevins street, Brooklyn.  
 5-A—131-133 West 55th street, Manhattan.  
 6-A—10-14 East 41st street, Manhattan.  
 5-A—210 Fifth avenue, Manhattan.  
 5-A—West side of Fifth avenue, 100 ft. south of Washington avenue, Long Island City, Borough of Queens.  
 5-A—549-561 Grand avenue, Brooklyn.  
 5-A—131-137 West 44th street, Manhattan.  
 5-A—27 Wilbur avenue, L. I. City, Borough of Queens.  
 5-A—780 Madison street, Brooklyn.  
 5-A—43-47 West 16th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of building zone resolution, *Tuesday morning, March 30, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1066-25-BZ—Application, October 20, 1925, under section 7g of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Roland Lievendag, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Queens avenue and 24th street, Flushing, Borough of Queens.

CAL. NO. 1168-25-BZ—Application, November 12, 1925, under section 7e of the building zone resolution, of James A. Boyle, applicant, on behalf of Elizabeth J. Schaedle, Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 140-144 Devoe street, Brooklyn.

CAL. NO. 1239-25-BZ—Application, December 2, 1925, under sections 7e and 21 of the building zone resolution, of Alfred H. Townley, applicant, on behalf of Carbarn Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 110-130 West 51st street and 109-131 West 50th street, Manhattan.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 1203-25-BZ—Application, November 26, 1925, under section 7c of the building zone resolution, of James A. Boyle, architect, on behalf of F. R. & P. Building Corporation, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 2221-2233 59th street, Brooklyn.



# CALENDAR

CAL. NO. 1302-25-BZ—Application, December 16, 1923, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Kay-Wei Building Corporation, owner, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1751-1765 67th street, Brooklyn.

CAL. NO. 1303-25-BZ—Application, December 16, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Mary E. Butler, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Hoffman street, 171.14 ft. north of East 184th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## MARCH 30, 1926, 2 P. M.

### *Petitions for Variations.*

- 739-25-S—319-321 East 53rd street, Manhattan.
- 908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 988-25-S—385 Madison avenue, Manhattan.
- 1110-25-S—602 Madison avenue, Manhattan.
- 18-24-S—14-16 East 38th street, Manhattan.
- 1090-25-S—16 West 45th street, Manhattan.
- 1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.
- 918-25-S—30-32 East 21st street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 654-25-S—539 Schenck avenue, Brooklyn.
- 871-25-S—241 Wythe avenue, Brooklyn.
- 1037-25-S—235 West 27th street, Manhattan.
- 1124-25-S—2350 Linden street, Ridgewood, Borough of Queens.
- 1170-25-S—2515 Amsterdam avenue, Manhattan.
- 1220-25-S—42 West 28th street, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 1251-25-S—356-360 West 36th street, Manhattan.
- 1252-25-S—359-363 West 36th street, Manhattan.
- 1258-25-S—571-583 Eighth avenue, Manhattan.
- 1271-25-S—209 West 48th street and 1599 Broadway, Manhattan.

### *Appliances Submitted for Approval.*

- 1193-25-SA—Paramount Fuel Oil Burner, approval of.
- 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

## APRIL 6, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.
- 1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway Manhattan.

732-25-A—2327 Arthur avenue, rear, The Bronx.

987-25-A—524 East 187th street, The Bronx.

160-26-A—85-11 127th street, Richmond Hill, Borough of Queens.

1311-25-A—542 East 19th street, Manhattan.

1312-25-A—416-432 East 47th street, Manhattan.

1338-25-A—149 North 4th street and 148-150 North 5th street, Brooklyn.

1341-25-A—521-529 East 79th street, Manhattan.

## APRIL 6, 1926, 2 P. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday afternoon, April 6, 1926, at 2 o'clock, in Room 1013, Municipal Building on the following matters:*

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corporation, owner, to permit in a residence district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a proposed building to be used as show room, service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner of 166th street (Bergen street) and 9th avenue (No. 1st street), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## APRIL 13, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 1343-25-A—285-289 Vernon avenue, Brooklyn.
- 1-26-A—83-85 Greene street and 128-132 Spring street, Manhattan.
- 23-26-A—West side of Van Alst avenue, 238 ft. south of South Jane street, L. I. City, Borough of Queens.

## APRIL 13, 1926, 2 P. M.

### *Petitions for Variations.*

- 880-25-S—254-258 35th street, Manhattan.
- 1286-25-S—736 Broadway, Manhattan.
- 1289-25-S—780 Madison street, Brooklyn.
- 1308-25-S—338-340 West 39th street, Manhattan.
- 1309-25-S—348 West 36th street, Manhattan.
- 980-25-S—308 Hopkins avenue, Long Island City, Borough of Queens.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 1260-25-S—335-337 West 38th street, Manhattan.



# CALENDAR

5-25-S—260-268 West 39th street, Manhattan.  
 4-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
 7-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 8-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 9-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 0-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 2-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 3-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 5-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 6-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 2-25-S—1364-1370 Broadway, Manhattan.  
 3-25-S—1364-1370 Broadway, Manhattan.  
 4-25-S—1364-1370 Broadway, Manhattan.  
 5-25-S—1364-1370 Broadway, Manhattan.  
 6-25-S—1364-1370 Broadway, Manhattan.

957-25-S—1364-1370 Broadway, Manhattan.  
 958-25-S—1364-1370 Broadway, Manhattan.  
*Appliances Submitted for Approval.*  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.

APRIL 27, 1926, 2 P. M.

*Petitions for Variations.*

1325-25-S—240-244 West 41st street, Manhattan.  
 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.  
 786-25-S—247 West 38th street, Manhattan.  
 1261-25-S—341-343 West 38th street, Manhattan.  
 1293-25-S—625-627 Sixth avenue, Manhattan.  
 1332-25-S—117-121 Prince street, Manhattan.  
 1333-25-S—469-471 Broome street, Manhattan.  
 1347-25-S—233-235 West 35th street, Manhattan.  
 11-26-S—8½-12 Jones street, Manhattan.  
 14-26-S—23 West 32nd street, Manhattan.  
 22-26-S—529-531 West 46th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, MARCH 16, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.  
 The minutes of the regular meeting of the board, held Tuesday morning, March 9, 1926, and the minutes of regular meeting of the board, held on Tuesday afternoon, March 9, 1926, were approved as printed in the Bulletin, No. 11, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

5-A.  
 APPELLANT—John J. Cray, for Masco Finance Co., Inc., owner.  
 SUBJECT—Appeal from orders of fire commissioner.  
 PREMISES AFFECTED—210 Fifth avenue, Manhattan.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to March 30, 1926, at 10 a. m., on written request of appellant.

25-A.  
 APPELLANT—Edward P. Doyle, for Veibar Realty Corporation, owner.  
 SUBJECT—Appeal from decision of fire commissioner.  
 PREMISES AFFECTED—West side of Fifth avenue, 100 ft. south of Washington avenue, L. I. City, Borough of Queens.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to March 30, 1926, at 10 a. m., on written request of appellant.

1-A.  
 APPELLANT—Martinez Havana Co., lessee.  
 SUBJECT—Appeal from order of fire commissioner.  
 PREMISES AFFECTED—511-519 East 72nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
 Negative ..... 0  
 Absent: Chief Kenlon ..... 1

1321-25-A.

APPELLANT—Dr. Christian Jaeger, for Jaeger Chemical Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—402 East 49th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
 Negative ..... 0  
 Absent: Chief Kenlon ..... 1

963-25-A

APPELLANT—Edward A. Richards, for The Forward Corporation, Inc., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—29-31 Pennsylvania avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
 Negative ..... 0  
 Absent: Chief Kenlon ..... 1



# MINUTES

1159-25-A.

APPELLANT—John J. Gilmartin for M. Slonea, owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—43-47 West 16th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

ACTION OF BOARD—Appeal reopened and set for hearing March 30, 1926, 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

1188-25-A.

APPELLANT—S. M. & H. Company, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—61 Beekman street, Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn order having been dismissed of record in the fire department.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

1171-25-A.

APPELLANT—John J. Gilmartin, for Alpha Novelty & Button Works, Inc., lessee of 9th floor.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—35 Sixth avenue, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1171-25-A)

WHEREAS, John J. Gilmartin, for the Alpha Novelty & Button Works, Inc., lessee of the 9th floor, filed, November 12, 1925, an appeal from an order of the fire commissioner, affecting premises 35 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 31363-LC, dated October 21, 1925, reads:

"You are hereby notified that your permit, No. 117401, expiring February 14, 1926, to store and use 5,000 lbs. nitro-cellulose products, becomes null and void on December 15, 1925, for the reason that Section 232-2-1 of Article 19, Chapter 10, Code of Ordinances of the City of New York prohibits the storage of nitro-cellulose products in that portion of the building occupied by you.

"You are therefore ordered to remove all nitro-cellulose products by December 15, 1925."

and

WHEREAS, the building is fireproof, 12 stories in height, triangular in plan, having frontage of 105 ft. 10½ in. on Sixth avenue, 115 ft. 6½ in. frontage on Cornelia street and 9 ft. 4 in. frontage on West 4th street; OCCUPIED as a tenant factory, principally for the manufacture of celluloid articles, about 25 persons on each story; EQUIPPED with a standpipe system, a sprinkler system and a fire alarm signal system; one outside fireproof stairway and one inside fireproof stairway, extending from ground to roof; and

WHEREAS, the appellant, who occupies the 9th story, contends that he has conducted his business on the premises since 1917, under permits issued by the fire department; that he carries 5,000 pounds of cellulose in an approved vault on the roof; that only 50 lbs. of cellulose is in the working state at any one time; that all requirements of law are complied with.

Resolved, that the order of the fire commissioner, No. 31363-LC, be and it hereby is modified, and that the appeal be and it hereby is granted, only so far as it affects the 9th floor, on condition that the amount of celluloid stored on said 9th floor shall not exceed one hundred pounds, and that the celluloid work, occupancy and use shall be in accordance with the rules and regulations of the fire department and code of ordinances in all other respects.

1209-25-A.

APPELLANT—National Bridge Works, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—North side of Young street, 274 ft. east of Review avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Grant C. Fox and Harry Rayer.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1209-25-A)

WHEREAS, National Bridge Works, owner, filed, November 21, 1925, an appeal from an order of the fire commissioner, affecting premises north side of Young street, 274 ft. east of Review avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 4, 1925, reads (Order No. 86105-F):

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient length of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, one story (33 ft.) in height, 136 ft. by 83 ft. (approximately 10,700 sq. ft.) in area; OCCUPIED for structural steel fabrication, 7 persons; and

WHEREAS, applicant contends that the building is provided with many large exits; that it is available to the fire department from all sides; that the nature of the work is not hazardous and that there are two city fire hydrants in the immediate vicinity.



# MINUTES

*Resolved*, that the order of the fire commissioner, No. 86105-F, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the present use and occupancy and operation of business conducted on the premises remain substantially unchanged.

1210-25-A.

APPELLANT—National Bridge Works, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—100 Review avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Grant C. Fox and Harry B. Rayer.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1210-25-A)

WHEREAS, National Bridge Works, owner, filed, November 21, 1925, an appeal from an order of the fire commissioner, affecting premises No. 100 Review avenue, Borough of Queens; and

WHEREAS, the order of the fire commissioner, filed November 4, 1925, reads (Order No. 86104-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

WHEREAS, the building is non-fireproof, two stories (38 ft.) in height, 153 ft. by 229 ft. (approximately 22,000 sq. ft.) in area. OCCUPIED: 1st story, structural steel fabrication, 50 persons; 2nd story, template shop and drafting room, 12 persons; and

WHEREAS, appellant contends that there is no hazard in the nature of the work done; that owing to the operation of the shop, many large exits have been provided; that the building is accessible to the fire department on all sides and that there are three city fire hydrants in the immediate vicinity.

*Resolved*, that the order of the fire commissioner, No. 86104-F, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so long as the use and occupancy of the premises be restricted to the present business conduct and use, and the building be not increased in height, area, and *on condition* that the drafting room be equipped with not less than two 2½-gallon approved fire extinguishers.

1545-23-A.

APPELLANT—Charles H. May, for Jacob May Realty Co., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—323 Kosciusko street, Brooklyn.

APPEARANCES—

For Appellant: Charles H. May.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(148-26-A)

WHEREAS, Charles H. May, for Jacob May Realty Company, owner, filed, February 19, 1926, an appeal from an order of the fire commissioner, affecting premises 323 Kosciusko street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated October 3, 1924, read:

Order No. 64633-F:

"1. Install an automatic dry pipe sprinkler system on 1st story used for the storage and manufacture of paper boxes, having at least one source of water supply, arranged and equipped as provided in the Rules for Fire Extinguishing Appliances adopted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.

Order No. 64634-F:

"1. Provide iron or kalameined shutters at all openings in the exterior wall above the 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, three stories (30 ft.) in height, 25 ft. by 100 ft. in area. OCCUPIED: 1st story, box manufacture, 12 persons; 2nd story, electroplater, 5 persons; 3rd story, glass beveler, shoe manufacturer, 7 persons; and

WHEREAS, the fire commissioner has requested an early hearing of this appeal; and

WHEREAS, the appellant contends, with regard to Order No. 64633-F, that the box manufacturer is a temporary tenant; he further proposes to provide fire hose, fire pails and fire extinguishers; the appellant contends, with regard to Order No. 64634-F, that he is also the owner of the one-story adjoining building, and therefore the building does not require shutters as called for.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 64633-F, *on condition* that the paper box manufacturing be restricted to the 1st story of the three-story section, and that said paper box manufacture occupancy shall be discontinued and that portion of the premises vacated on or before May 1, 1926, and that not less than two approved fire extinguishers shall be provided and maintained on the premises in the meantime; and that the appeal be and it hereby is *granted*, as to Order No. 64634-F, *on condition* that the windows on the course of the fire escape be equipped in accordance with the requirements of the labor law.

1545-23-A.

APPELLANT—Albert J. Courtney for Garland Automobile Co., lessee.

SUBJECT—Application for amendment to the resolution—appeal from order of fire commissioner.

PREMISES AFFECTED—41-43 West 63rd street, Manhattan.

APPEARANCES—

For Appellant: Albert J. Courtney.

ACTION OF BOARD—Resolution amended.



# MINUTES

## THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1545-23-A)

WHEREAS, Wm. F. Doyle, for Garland Automobile Co., lessee, filed, December 28, 1923, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 41-3 West 63rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 21233-C, dated November 30, 1923, reads:

"1—Discontinue the maintenance of a motor vehicle repair shop on third story of above premises.";

and

WHEREAS, the building is fireproof, three stories in height, 50 ft. by 100 ft. in area. OCCUPIED: 1st story, auto sales and show room, garage for more than five motor vehicles; 2nd story, storage of old and new automobiles, garage for more than five motor vehicles; 3rd story, auto repairs (minor adjustments); the building is located in a business district; and

WHEREAS, the fire department contends the occupancy of the premises is contrary to the certificate of occupancy issued by the superintendent of buildings; and

WHEREAS, appellant contends there is no power driven machinery used on the premises, with the exception of a small electric hand drill, and that auto parts that are broken or worn out are replaced and the repairing done are only minor manual repairs incidental to the operation of a garage business, and appellant further contends that there is no gasoline storage system on the premises; and

WHEREAS, this appeal was granted by the board at its meeting February 19, 1924, and the resolution modified at the meeting February 23, 1926, on certain conditions, and appellant requested a further modification of these conditions as to occupancy.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the operation of any machinery shall be limited to a 5 horsepower motor for the operation and power of not more than four 1/2-in. drills and four 1/2-in. lathes and such other light tools incidental to and used in the operation, adjustment and setting of taxi meter machines, restricted to the 3rd story only, and that the business conducted in conjunction with and the entire premises shall comply with the requirements of the labor law, and that the occupancy shall not exceed the legal capacity permitted by certificate of occupancy issued by the bureau of buildings.

## BULIDING ZONE CASES.

808-25-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21, of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

PREMISES AFFECTED—12-24 East Roosevelt avenue, Corona, Queens.

APPEARANCES—

For Applicant: Charles E. Lewis.

For Opposition: John L. O'Brien.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m. for final disposition, on consent of both sides.

1192-25-BZ.

APPLICANT—John M. Baker, for Frank W. Bruns, owner,

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of 166th street (Bergen street) and 90th avenue (North 1st street) Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John M. Baker, Frank W. Bruns.

For Opposition: Harry Brody.

ACTION OF BOARD—Laid over to April 6, 1926, 2 p. m., to permit the applicant to refer back to the building department.

1139-25-BZ.

APPLICANT—DePace & Juster, for Whitegate Co., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 7a and c of the building zone resolution, to permit the extension into a residence district of a proposed business building.

PREMISES AFFECTED—2159-2165 Grand Concourse, the Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

1059-25-BZ.

APPLICANT—Eugene De Rosa, for Hamford Realty Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7b and 2 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used as a theatre.

PREMISES AFFECTED—West side of Jerome avenue, 100 ft. south of 190th street, the Bronx.

APPEARANCES—

For Applicant: Alexander J. McManus.

For Opposition: Tillie Aronson.

ACTION OF BOARD—Laid over to March 23, 1926, at 10 a. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland.....

Negative: Commissioner Guilfoyle .....

Absent: Chief Kenlon.....

1297-25-BZ.

APPLICANT—John H. Friend, for Schlatter Embroidery Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 7a of the building zone resolution, to permit in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913.

PREMISES AFFECTED—911 Longfellow avenue, the Bronx.

APPEARANCES—

For Applicant—J. Philip Van Kirk, John Friend.

For Opposition: Morris Bonsole, H. Herma

ACTION OF BOARD—Application granted on conditions specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1297-25-BZ)

WHEREAS, John J. Friend, for Schlatter Embroidery Company, owner, filed, December 15, 1925, an application, under building zone resolution, to permit in a residence district the erection and maintenance of an additional building on a lot occupied for manufacturing purposes since 1913; premises 911 Longfellow avenue, Borough of The Bronx;

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Longfellow avenue is in a residence district; that Bryant avenue is in a residence district; that Seneca avenue is in a business district, and that Madison avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 27, 1925, reads:

"1. Proposed extension of factory building in residence district is contrary to provisions of Building Zone Resolution."

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 48 ft. and a depth of 100 ft.; to be occupied as an embroidery factory; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7-a of the building zone resolution, due to the fact that the property and business concerned thereon has been under one ownership since 1913.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed structure shall be limited in height to a one-story building; that the rear and gable walls shall be unadorned throughout their entire height and length; that the exterior of the front elevation shall be finished, as to texture, material and design as the existing building in the same ownership; that the use and occupancy shall be restricted to an extension of the present use and business of the premises under appeal; all permits necessary for the execution of the work shall be obtained within ninety (90) days and the building completed within six (6) months from the date of this action.

1297-25-BZ.

APPLICANT—Henry Vollmer, Jr., for Jamaica Water Supply Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as a water supply pumping station.

PREMISES AFFECTED—Northeast corner of 214th street and 89th avenue, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Cohn Koehendorfer and Cornelius J. Keily.

For Opposition: Jacob J. Aronson.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1149-25-BZ)

WHEREAS, Henry Vollmer, for Jamaica Water Supply Company, owner, filed, November 9, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as a water supply pumping station; premises northeast corner 214th street and 89th avenue, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both 214th street and 89th avenue are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 23, 1925, reads:

"1. The erection of the proposed structure is contrary to Art. 2, Section 3 of the Building Zone Resolution."

and

WHEREAS, the building is to be of non-fireproof construction, one story in height, with a frontage of 20 ft. and a depth of 26 ft.; to be occupied as a water supply pumping station; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution, and that this pumping station is adjacent to the local community water supply system, a public necessity and need.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall be limited to a one-story building in height, to be set back not less than 24 ft. from the building line on 214th street and 89th avenue, and that the exterior of the building on four (4) sides shall be of face brick with not more than one window opening on each side and with not more than one door to the premises; the window openings to be of brick architrave and circular head; that the plant shall be electrically operated, no furnace or smoke developing apparatus to be permitted on the premises; that the westerly and easterly plot line shall be enclosed in heavy gauge metal wire fence; that the street front shall be finished with box wood hedge and that the entire plot shall be laid out in grass lawn and no other structure to be permitted on the premises; all permits necessary for the prosecution of the work to be obtained within sixty (60) days and the work involved completed within ninety (90) days.

1183-25-BZ.

APPLICANT—John DeHart, for Arof Holding Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence use to business use.

PREMISES AFFECTED—1842-44 7th avenue, Manhattan.

## APPEARANCES—

For Applicant: John DeHart.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1  
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon.. 4  
Absent ..... 0



# MINUTES

## THE RESOLUTION:

(1183-25-BZ)

WHEREAS, John DeHart, for Arof Holding Company, Inc., owner, filed, November 13, 1925, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence use to business use; premises 1842-1844 Seventh avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Seventh avenue, West 111th street and West 112th street are all in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 2, 1925, reads:

"1. Extension of stores is contrary to Article 6a of the Zoning Law.";

and

WHEREAS, the existing building is of non-fireproof construction, five stories in height, with a frontage of 100 ft. 11 in. and a depth of 95 ft.; to be occupied as stores and apartments; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1282-25-BZ.

APPLICANT—William F. Doyle, for Realty Construction Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a two times height district on one street front, the erection of the street walls to a height in excess of the requirements of the building zone resolution.

PREMISES AFFECTED—307-309 7th avenue and 150-160 West 28th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Holland and Connell..... 3

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1282-25-BZ)

WHEREAS, William F. Doyle, for Realty Construction Company, owner, filed, December 11, 1925, an application, under the building zone resolution, to permit in a two times height district on one street front, the erection of the street walls of a building to a height in excess of the requirements of the building zone resolution and a modification of the requirements as to a rear yard; premises 150-160 West 28th street and 307-309 Seventh avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Seventh avenue and West 28th street are both in unrestricted use two times height and "B" area districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 11, 1925, reads:

"1. A lawful rear yard must be provided at the rear of 150-156 West 28th Street inclusive. (Article 4, Zoning Resolution.)"

"2. Building is of excessive height for a two time district for the portion of the front wall facing on West 28th Street and more than 100 feet away from the corner. (Article 4, Zoning Resolution.)";

and

WHEREAS, the proposed building is to be of fireproof construction, 25 stories in height, with a frontage of 144 ft. 6½ in. and a depth of 200 ft.; to be occupied as stores, loft offices and showrooms; it is proposed to erect street wall to a height of 198 ft. and have a 10 ft. rear yard to the height of 12-story building adjoining at rear; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

599-25-BZ.

APPLICANT—Eugene DeRosa, for Maxlan Theatre Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.

PREMISES AFFECTED—Southeast corner of Sheridan avenue and East 167th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 1

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(599-25-BZ)

WHEREAS, William F. Doyle, for Maxlan Theatre Corporation, owner, filed, June 10, 1925, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes premises southeast corner of Sheridan avenue and East 167th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 167th street is in a business district, and that Sheridan avenue and Sherman avenue are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 23, 1925, reads:

"1. Erection of building to be used for business theatrical purposes in a business district extending from a residence district is contrary to provisions of building zone resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage of 74 ft. 10¾ in. and a depth of 250 ft.; to be occupied as a picture theatre and stores; the proposed building extending 150 ft. into the residence district; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 7c of the building zone resolution.

*Resolved*, that the board of standards and appeals hereby *make a variation* in the application of the use district regulations of the building zone resolution, and the application be and it hereby is *granted on condition*



# MINUTES

the building shall not exceed a depth at the easterly line of the plot from 167th street of 150 ft.; that the exterior face of the easterly and southerly walls shall be finished with light-colored face brick; that the front elevations on 167th street and Sheridan avenue shall be finished with face brick, with architectural terra cotta or stone trimmings; that there shall be no signs, billboards or advertising display erected or maintained within the residence area of the plot nor on any portion of Sheridan avenue; the main entrance of the theatre shall be restricted to the 167th street front of the building; the building to be constructed in accordance with section 25, article 5, of the code of ordinances; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

226-25-BZ.

APPLICANT—William F. Doyle, for Harold J. Levine, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7c and 21 of the building one resolution, to permit the extension, from a business district into a residence district, of a proposed business building (warehouse).

PREMISES AFFECTED—377-383 Dahill road, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Murray Spett.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1226-25-BZ)

WHEREAS, William F. Doyle, for Harold J. Levine, owner, filed, November 24, 1925, an application, under the building one resolution, to permit the extension from a business district into a residence district of a proposed business building (warehouse); premises 377-383 Dahill road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Dahill road is in a residence district; that Cortelyou road is in a business district, and at Gravesend avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 17, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 3.

"The erection of a storage warehouse extending into a residential district.";

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 60 ft. on Dahill road, 80 ft. on Gravesend avenue, and a depth of 200 ft.; to be occupied as a warehouse; a portion 60 ft. x 100 ft. is in the residence district; and

WHEREAS, the board deemed the applicant was entitled to relief under sections 7c and 21 of the building zone resolution and as a means of access to the corner plot.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that

the application be and it hereby is *granted on condition* that the building shall be restricted to a one-story structure in height (not exceeding 16 ft.) above grade; that the use and occupancy shall be restricted to the use, conduct and operation of a storage warehouse; that any openings on the Dahill road frontage shall be restricted to windows, the sills of which shall be not less than 5 ft. above the sidewalk grade; that there shall be one door opening on Dahill road, 3 ft. 8 in. in size, to be located in the center of the building; that there shall be no storage of automobiles of any nature or description nor under any condition permitted on the premises; that there shall be no gasoline storage equipment installed and no gasoline or volatile oils stored or maintained on the premises; that the front elevation on Dahill road, Gravesend avenue and the railroad right-of-way shall be finished in light-colored face brick with architectural terra cotta or stone trimmings; that the northerly gable wall on Dahill road and the twenty (20' 0) foot easterly jog thereof shall be unpierced throughout its entire height and length; that there shall be no signs of any nature or description erected on the Dahill road front of the property; and that all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

## CASES DISMISSED

### *Appeals from Administrative Orders.*

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(244-25-A)

Filed March 2, 1925—Premises 305-313 West 58th street and 6 Columbus Circle, Manhattan. Order of the superintendent of buildings. Appellant, Michael Bernstein. Dismissed for lack of prosecution.

(849-25-A)

Filed August 20, 1925—Premises 43 West 143rd street, Manhattan. Order of the fire commissioner. Appellant, Estate of James McLaughlin. Dismissed for lack of prosecution.

(895-25-A)

Filed September 2, 1925—Premises 326 Boulevard, Long Island City, Borough of Queens. Order of the fire commissioner. Appellant, Pressed & Welded Steel Products Co. Dismissed for lack of prosecution.

(978-25-A)

Filed September 22, 1925—Premises 2-30 Lorraine street, Brooklyn. Order of the fire commissioner. Appellant, The P. H. Gill & Sons Forge & Machine Works. Dismissed for lack of prosecution.

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders affecting the premises in question; and

WHEREAS, the appellants have failed to complete the papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are *dismissed* for lack of prosecution.



# MINUTES

## CASES DISMISSED

### *Under the Building Zone Resolution.*

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(149-25-BZ)

Filed February 4, 1925—Premises 437-451 Prospect avenue, Brooklyn. Decision of the superintendent of buildings. Applicant, Richard H. Smythe. Dismissed for lack of prosecution.

(676-25-BZ)

Filed June 30, 1925—Premises 41-43 East 149th street, The Bronx. Decision of the superintendent of buildings. Applicant, Croker National Fire Prevention Engineering Co. Dismissed for lack of prosecution.

(851-25-BZ)

Filed August 21, 1925—Premises northwest corner of Cortelyou road and East 16th street, Brooklyn. Decision of the superintendent of buildings. Applicants, Magnuson & Kleinert. Dismissed for lack of prosecution.

(861-25-BZ)

Filed August 25, 1925—Premises 168-170 Decatur street, Brooklyn. Decision of the superintendent of buildings. Applicant, Denis M. Hurley. Dismissed for lack of prosecution.

(866-25-BZ)

Filed August 26, 1925—Premises southwest corner of East 179th street and Boston road, The Bronx. Decision of the superintendent of buildings. Applicant, William Kampel. Dismissed for lack of prosecution.

### THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

### THE RESOLUTION:

WHEREAS, the foregoing applicants have filed applications with the board of standards and appeals from orders affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

*Resolved*, that the foregoing applications be and they hereby are *dismissed* for lack of prosecution.

## AREAS FIXED (996-25-BZ)

The chairman presented and read a communication from Croker National Fire Prevention Engineering Co. requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 24-6 Stagg street, Brooklyn.

The following area was approved by the board:

Both sides of Stagg street from Lorimer street to Union avenue, and also the premises at the rear and for a distance of 50 ft. on either side of the side lot lines of premises in question.

(1134-25-BZ)

The chairman presented and read a communication from Edward P. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 290-292 Ellery street, 861-863 Park avenue, Brooklyn.

The following area was approved by the board:

Both sides of Ellery street, also both sides of Park avenue from Broadway to a point 200 ft. west of Sumner avenue; also the easterly side of Sumner avenue from Park avenue to Ellery street.

(20-26-BZ)

The chairman presented and read a communication from Walter B. Wills requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 1219-1223 Putnam avenue, Brooklyn.

The following area was approved by the board:

Both sides of Putnam avenue from Central avenue to a point 100 ft. west of Evergreen avenue, also the property at the rear and for a distance of 50 ft. each side of the side lot lines of the property in question.

(137-26-BZ)

The chairman presented and read a communication from William F. Regan requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 8224-8226 18th avenue, Brooklyn.

The following area was approved by the board:

Both sides of 18th avenue from New Utrecht avenue to a point 400 ft. east of premises in question; both sides of 83rd street and also 82nd street from 18th avenue to a point 200 ft. south of 84th avenue; the east side of 84th street from 18th avenue to New Utrecht avenue; also all properties fronting on right of way.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MARCH 16, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS

739-25-S.

PETITIONER—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 30, at 2 p. m., on written request.

908-25-S.

PETITIONER—Croker National Fire Prevention



# MINUTES

gineering Co., for Estate of Levi P. Morton, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—110-116 Nassau street and 43-45 Ann street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., for inspection by a committee of board.

993-25-S.

PETITIONER—Thompson-Greger, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—408-410 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m.

988-25-S.

PETITIONER—William F. Doyle for 385 Madison Avenue, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—385 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., on written request of petitioner.

1110-25-S.

PETITIONER—Margaret C. Howard, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—602 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: John M. Downes.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., pending filing of plans.

18-24-S.

PETITIONER—Henry Roth for Greenwill Construction Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—14-16 East 38th street, Manhattan.

APPEARANCES—

For Petitioner: John Caldwell Meyers.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., pending report of representative of fire department.

1090-25-S.

PETITIONER—Kenneth B. Norton for Leah L. P. Norton, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16 West 45th street, Manhattan.

APPEARANCES—

For Petitioner: Kenneth B. Norton.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., to check up board of review action.

1102-24-S.

PETITIONER—Arthur Greenbaum for Abram I. Kaplan, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—251 Fifth avenue and 1 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: John Caldwell Meyers.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m., for final disposition.

880-25-S.

PETITIONER—Abraham Jacobs for J. Heit, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 13th, 1926, at 2 p. m., on written request.

1712-21-S.

PETITIONER—Sigmund Schuler for Caroline De Rosa, owner.

SUBJECT—Application for reopening—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—80 West Houston street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

ACTION OF BOARD—Laid over to March 30, 1926, at 2 p. m.

906-25-S.

PETITIONER—George & Edward Blum, for 1412 Broadway, Inc., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—127 West 39th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

931-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Capitol Garment Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 12th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

934-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for S. & M. Blumstein, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.



# MINUTES

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 15th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

1299-25-S.

PETITIONER—Harry W. Tuttle, for Rafel Estates, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—69-77 West 44th street and 778-780 Sixth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

421-25-S.

PETITIONER—S. J. Roth for the 140 West 23rd Street Corp., owner.

SUBJECT—Variation from the requirements of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—136-140 West 23rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

881-25-S.

PETITIONER—Samuel Rosenblum, for Hanover Lunch & Restaurant Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1 Beekman street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

1117-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Charles W. Strohbeck, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—309-329 Johnson street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon .....	4
Negative: Commissioner Connell .....	1
Absent .....	0

THE RESOLUTION:

(1117-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Charles W. Strohbeck, Inc., owner, filed, October 29,

1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 309-29 Johnson street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 20, 1925, reads (Order No. 83891-LD):

"1. Remove the substandard fire escapes, 2 on the north side and 2 on the west side of the 4-story building, or reconstruct same as per Sec. 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9, 1924. Among the defects noted are the following:

"1—Windows on course not fireproof, self-closing.

"2—No drop ladder in guides from lowest balcony to ground.

"3—No stairway—top balcony to roof.

"4—No 60 degree connecting stairway on 2 fire escapes at southeast corner of court."

and

WHEREAS, the building is non-fireproof, four stories in height, "L"-shape in area, having a frontage of 100 ft. on Leo place and a frontage of 100 ft. on Johnson street. OCCUPIED: On the 1st story by a silversmith and also a brush manufacturer, 18 persons; upper stories being occupied for the manufacture of shoes, approximately 25 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior wooden stairways extending from 1st to top story, enclosed in brick and also in metal-lined wooden partitions with wooden (and also some iron) doors at openings; two fire escapes with non-fireproof windows along the course thereof, on the northerly wall, one with small balconies and vertical ladders and the other a 60 degree fire escape, extending from the roof to the 2nd story balcony, with drop ladder to open yard; two fire escapes with non-fireproof windows along the course, on the westerly wall, one with small balcony and vertical ladders and the other a 60 degree fire escape extending from the main roof to the roof of a one-story building (under the same occupancy and ownership) with egress from roof of one-story building by means of iron ladder to open yard; EGRESS from yard to street being by means of a driveway in an adjoining building to street; ROOF of adjoining buildings to north 12 ft. higher, to west 2 stories lower; and

WHEREAS, petitioner proposes to remove the two vertical ladder fire escapes, and requests permission to retain the 60 degree fire escapes with non-fireproof windows along the course thereof.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the two smaller fire escapes shall be removed and the two larger fire escapes shall be equipped with 60 degree connecting stairs from lowest balcony to the roof that a sprinkler head be provided in front of each window the maximum distance from any opening to any head not exceed 54 in.; and granted on further condition that a counterbalanced drop ladder in guides shall be provided from lowest balcony of fire escapes to the ground, with egress direct from the yard to the street through open driveway and that the building shall not be increased in height, area or dimension, so long as conditions otherwise as to use and occupancy shall remain unchanged.

1227-25-S.

PETITIONER—Royal Baking Powder Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—47-53 South 5th street, Brooklyn.

APPEARANCES—

For Petitioner: L. W. Toombs.

For Administration: Inspector Carroll of fire department.



# MINUTES

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Ken- lon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1227-25-S)

WHEREAS, Royal Baking Powder Company, owner, filed, November 25, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 47-49-51-53 South 5th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 12, 1925 (Order No. 80002-LD), reads:

"1. Arrange the fire escape on rear of building No. 51-3 and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"2. Provide an interior stairway at the south side of building to serve as a required means of exit, extending from first story to roof, with a safe passageway to the street, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

nd  
WHEREAS, the building is non-fireproof, four stories in height, 80 ft. by 87 ft. and 35 ft. 6 in., irregular, in depth, about 4,900 sq. ft. in area. OCCUPIED: 1st story, office, laboratory, 5 persons; 2nd story, filling, 17 persons; 3rd story, screening, 1 person; 4th story, compounding gelatin, persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; two fire escapes on the rear of the building, gooseneck ladders to roof, having fireproof openings along the course thereof, extending from top story to the yard level; with EGRESS from the termination of the fire escape on rear of westerly wing by means of open yard to South 4th street, and from fire escapes on rear of easterly wing by means of fireproof stairways to South 5th street; ROOFS of adjoining buildings 25 ft. lower at west, same level at east; and

WHEREAS, the petitioner contends that the occupancy is small, that a gooseneck ladder is provided from the top balcony of rear fire escape leading to the roof; that the area of the easterly wing of the building is only 1,420 sq. ft.; that the existing exits are adequate; he has also filed a copy of Certificate of Occupancy No. 6006 of 1925, dated May 25, 1925, which permits the building in question to be used as a tenant factory.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a horizontal exit shall be provided between the two sections of the building on each story, and that the stairs of the exterior fire escape be continued from the top story balcony to the roof; and granted on further condition that the building be not increased in height, area or dimension, and that it be maintained in accordance with the certificate of occupancy issued by the superintendent of buildings.

46-25-S.

PETITIONER—David M. Jones, for Flam H. Fuller, et al., owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—414-416 West Broadway, Manhattan.

## APPEARANCES—

For Petitioner: David M. Jones.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Ken- lon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1146-25-S)

WHEREAS, David M. Jones, for Elam H. Fuller, et al., filed, November 6, 1925, a petition for variation from the requirements of the labor law, as cited in order of fire commissioner, affecting premises 414-416 West Broadway, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 76537-LD, dated May 6, 1925, reads:

"1. Remove the substandard fire escape on the front of the building or reconstruct same as per Section 274 of Labor Law and Rule 3 of Board of Standards and Appeals adopted May 9th, 1924.

"Among the defects noted are the following: Windows on course not fireproof, self-closing. No drop ladder in guides from lowest balcony to street.

"2. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following: Windows on course not self-closing. Stairway not continued to yard. No fireproof passageway to street."

and

WHEREAS, the building is non-fireproof, four stories in height, 50 ft. by 69 ft. 10 in. in area at the 1st story and 50 ft. by 64 ft. 10 in. in area above; OCCUPIED as a tenant factory, 8 persons on each story. EXITS: An interior wooden stairway extending from the 1st story to the roof; enclosed in brick walls with fireproof doors at openings; a sub-standard fire escape at front; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the main roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of iron steps up to roof of 1st story extension of building adjoining at north; ROOFS of adjoining building one story lower at south, one story higher at north; and

WHEREAS, the petitioner proposes to comply with Item 1 of Fire Department Order No. 76537-LD by removing the substandard fire escape at front; re: to item 2 of said order, the petitioner contends that the egress from rear fire escape is adequate; that the windows on the course of rear fire escape are now fireproof and self-closing; that on June 4, 1913, the fire department approved the present means of egress from rear fire escape and filed a copy of their approval, also a copy of their certification to the superintendent of buildings.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that the fire escape shall be retained and that the windows on the course of same shall be fireproof, and that a drop ladder in guides shall be provided from the lowest balcony to the ground; that self-closing fireproof door shall be provided on all stories connecting



# MINUTES

with the interior enclosed stairs; *granted*, as to Item 2, only so far as it affects the egress from the termination of the fire escape on the rear of the building, *on condition* that 45 degree iron steps connecting the lowest balcony of fire escape to the roof of the adjoining premises to the north shall be provided; and *granted on the further condition* that the occupancy shall not exceed twenty-five persons above the 1st story.

1012-25-S.

PETITIONER—Charles D. Thompson, trustee for Estate of Charles Thompson and Mary E. Thompson, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—42-44 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: David Cohen.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon .....

5

Negative .....

0

Absent .....

0

THE RESOLUTION:

(1012-25-S)

WHEREAS, Charles D. Thompson, trustee of Estate of Charles Thompson and Mary E. Thompson, owner, filed, October 2, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 42-44 West 39th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 10, 1925, read:

Order No. 79720-LF:

"An inspection of premises 42-4 West 39th Street, Borough of Manhattan, shows that the following must be done to comply with Section 279 of the Labor Law:

"1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout."

Order No. 79722-LD:

"1. Arrange the fire escape on the west side of buildings and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals or carry out a proper alternative method of complying with Section 271 of the Labor law.

"NOTE: Among the defects noted on this fire escape are the following: Windows on course not fireproof nor self-closing. Not screened to a height of 4 ft. 6 in. No steps to sills of openings on course. No safe passageway to the street from the termination. Not accessible to all occupants on second to sixth story inclusive.

"2. Enclose the interior stairway at front of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

Order No. 79723-LD:

"1. Provide exit signs, letters to be at least 8 in. in height, at all means of egress with a red light over all

such exits for use in time of darkness, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories height, 40 ft. by 98 ft. 9 in. in area. OCCUPIED: 1st story, shoemaker and beauty parlor, 27 persons; 2nd story, perfumes and beauty parlor, 5 persons; 3rd story and 4th story, studios and offices, 13 persons on the two stories; 5th story, offices, dyeing, 10 persons; 6th story, dental laboratory and wigs, 9 persons. EXITS: An open interior steel frame and slate stairway, extending from the 1st story to roof; a fire escape on the west wall of the building to west yard court, having non-fireproof openings along the course thereof, extending from the top story to the corner level; with EGRESS from the termination of the fire escape by means of an iron stairway from second story balcony to fire escapes of buildings adjoining at south and also east; ROOFS of adjoining buildings same level at east, 8 ft. lower at west; and

WHEREAS, the petitioner filed plans showing that the 1st story balcony of the west yard court fire escape connected by means of an iron stairway 18 in. in width with the corner side stairway on the rear of building adjoining at south, also with fire escape on rear of building adjoining at east, he proposes to remove the building from the factory category by changing the occupancy so that the labor law will apply.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the manufacturing use or occupancy at the first story shall be discontinued on or before October 1, 1926, and that the existing manufacturing use or occupancy shall not be increased in the meantime.

471-25-S.

PETITIONER—York Realty Company, Inc., owner.

SUBJECT—Petition for variation from the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—615-619 Tenth avenue and 501-503 West 44th street, Manhattan.

APPEARANCES—

For Petitioner: Herman Hyman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....

Negative .....

Absent: Chief Kenlon.....

THE RESOLUTION:

(471-25-S)

WHEREAS, York Realty Company, Inc., owner, filed, October 4, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 615-619 Tenth avenue and 501-503 West 44th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 31, 1925 (Order No. 74867-LD) reads:

"1. Arrange the fire escapes on the north side of building and the openings leading thereto and the windows on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"NOTE:—Among the defects noted are the following: No 45 degree stairway from lowest balcony to west yard. No fireproof passageway from termination of fire escape to street. Windows on course not self-closing.



# MINUTES

"2. Remove the substandard fire escape on the east side of building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, amended May 9th, 1924.

"NOTE:—Among the defects noted are the following: Windows on course not fireproof, self-closing. No 60 degree connecting stairway.";

and

WHEREAS, the building is non-fireproof, three stories in height, 75 ft. by 100 ft. and 50 ft., irregular in depth, about 5,500 sq. ft. in area. OCCUPIED: 1st story, stores; 2nd and 3rd stories, manufacture of fancy metal work, 17 persons on both stories; EQUIPPED with a fire alarm signal system. EXITS: Two interior wooden stairways, extending from the 1st story to roof, the northerly stairs enclosed in wooden partitions and the southerly stairs enclosed in fire-retarding partitions, with fireproof doors at openings; a sub-standard fire escape in court on the west side of the building; a fire escape in court on the north side of the building, having fireproof openings along the course thereof, extending from 2nd story to the 3rd story, a gooseneck ladder to roof, an iron ladder to ground; with EGRESS from the termination of the fire escape by means of a non-fireproof driveway leading to 44th street; ROOFS of adjoining buildings 5 ft. lower at west, same level at north; and

WHEREAS, the petitioner contends, with regard to Item No. 1 of Order No. 74867-LD, that the windows on the course thereof are self-closing; that the existing exit facilities are adequate as they stand.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1 (Order No. 74867-LD), only so far as it affects the stairway from the lowest balcony to the yard, on condition that a fixed iron stairway of not less than 60 degrees shall be provided from the lowest balcony to the yard level, and that egress from the termination at the yard shall be maintained through an open driveway direct to 44th street; and granted on the further condition that the fire escape shall comply with the labor law in all other respects; and that the petition, as to Item 2 (Order No. 74867-LD) be and it hereby is denied.

1231-25-S.

PETITIONER—Herbert Wilson, for Northwest 39th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—323-5-7 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: William G. Walters.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1231-25-S)

WHEREAS, Herbert Wilson, for Northwest 39th St. Corporation, owner, filed, November 28, 1925, a petition for variation from the requirements of the labor law, as cited in the decision of the superintendent of buildings, affecting premises Nos. 323-5-7 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 28, 1925, reads (N. B. 297-25, Applic. No. 297):

"11. Fireproof windows should be provided to comply with Section 264 of Labor Law and Rule 503

of Industrial Code. No light of glass should exceed 720 square inches in area.";

and

WHEREAS, the building is fireproof, 12 stories in height, 75 ft. 10 in. by 98 ft. 9 in. in area. OCCUPIED: 1st story, stores; upper stories, light manufacturing, approximately 125 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; and

WHEREAS, there are windows in the front wall of the building on the 1st story, glazed with  $\frac{1}{4}$  in. plate glass; the maximum size of the glass being 8 ft. 6 in. by 8 ft. 8 in. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the 1st story.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows of the 1st story on the street front, on condition that these openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects

1246-25-S.

PETITIONER—Charles J. Nehrbas, for Eagle Improvement Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—134-40 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Charles J. Nehrbas.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1246-25-S)

WHEREAS, Charles J. Nehrbas, for Eagle Improvement Co., owner, filed, December 4, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 134-40 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 5, 1925, reads (Order No. 86831-LD):

"1. Extend the interior stairway at the east side of building to the roof, as per Sec. 271 of the Labor Law, said extension and the landings and passageways connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 ft. above the roof, as per Sec. 271 and 272 of the Labor Law and Rule 2 of the Industrial Code.";

and

WHEREAS, the building is fireproof, 12 stories in height, 84 ft. by 100 ft. in area at 1st story and 84 ft. by 92 ft. in area above; OCCUPIED as a factory building, for the manufacture of coats, suits, furs and dresses; 70 persons on each story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, the westerly stairway extending from the 1st story to roof, the easterly stairway extending from 1st story to top story, enclosed in fireproof partitions with fireproof doors at openings; an exterior stairway on the rear of the building, having fireproof openings along the course thereof, extending from top story to the 1st story, fireproof passageway leading to the interior stairway, thence to 26th street through entrance hall; the exterior fireproof stairway connects at 12th story with the exterior fireproof stairway on the rear of premises adjoining at west, the latter stairway extends to the roof; ROOFS of adjoining buildings 3 ft. lower at west, 30 ft. lower at east; and



# MINUTES

WHEREAS, the petitioner contends that the building is fireproof, erected prior to 1913; that in the year 1919 the bureau of fire prevention rescinded a similar requirement of the labor department, to extend the easterly stairway to the roof; that it would be a serious hardship to the owner if compelled to comply with the order, due to the close proximity of the bulkheads housing the pressure tank and elevator machinery on the roof above the easterly stairway.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

21-26-S.

PETITIONER—W. L. Rouse & L. A. Goldstone, for 15 East 53rd Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—15 East 53rd Street, Manhattan.

APPEARANCES—

For Petitioner: Herbert Lau.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(21-26-S)

WHEREAS, W. L. Rouse and L. A. Goldstone, for the 15 East 53rd Street Corporation, owner, filed, January 7, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 15 East 53rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 23, 1925, reads:

"5. Provide two exits remote from each other as per Section 270-3 of Labor Law.

"6. Provide two exits from cellar.

"7. Width of vestibule and exit doors leading to street may be not less than aggregate width of all stairways leading to same (Section 270-5 of Labor Law). Fireproof stair enclosure in first story should be continued to building line.

"9. Front and rear windows should be fireproof windows as per Sec. 264-7 of Labor Law and Rule 503 of Industrial Code. Show complete compliance with same.";

and

WHEREAS, the building is fireproof, nine stories in height, 25 ft. by 97 ft. 4½ in. in area on the 1st story and 25 ft. by 90 ft. ½ in. above. OCCUPIED: Cellar, storage; 1st story, stores, 30 persons; 2nd to 9th stories, loft, offices and showrooms, with 25 per cent manufacturing, 30 persons per story, the building being equipped with a sprinkler system; the means of egress consisting of two interior stairways, adjoining each other in a central shaft with landing on the 1st story, one in the open corridor and the other in the open vestibule leading to street; the means of egress from the cellar consisting of an interior stairway leading to the 1st floor store; and

WHEREAS, the petitioner contends that the access doors to the stairways are 25 ft. apart; owing to the small area of the building the doors to the stairs on the rear are 28 ft. from the rear and at the front 45 ft. from the front wall; that the area of the cellar is less than 1,800 sq. ft. and that the cellar is only used for storage; that the vestibule is an open one with no doors at street; the partition between vestibule and store will be of metal and wire glass; that the vestibule is only 14 ft. in length and the opening to street is 4 ft. 9 in. in width; that the occupancy of the

building will be small, approximately one-quarter of the capacity of the stairs, and petitioner requests acceptance of the plate glass of large area in the show windows on the 1st and 2nd stories and the center window in the street front in the 3rd to 9th story, inclusive.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

147-26-S.

PETITIONER—Charles H. May, for Jacob May Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—323 Kosciusko street, Brooklyn.

APPEARANCES—

For Petitioner: Charles H. May.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(147-26-S)

WHEREAS, Charles H. May, for Jacob May Realty Company, owner, filed, February 19, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 323 Kosciusko street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 12, 1924 (Order No. 64630-LD), reads:

"1. Provide an interior stairway at the north side of building to serve as a required means of exit, extending from 1st story to the roof, with a safe passageway to the street, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"2. Arrange the fire escape on the south side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted are the following: Windows on course not fireproof, self-closing. Doors on course not fireproof, self-closing. Rusted, required two coats of paint.";

and

WHEREAS, the building is non-fireproof, three stories (3 ft.) in height, 25 ft. by 100 ft. in area. OCCUPIED: 1st story, box manufacture, 12 persons; 2nd story, electro plating, 5 persons; 3rd story, glass beveler, shoe manufacture, 7 persons; EQUIPPED with a fire alarm signal system. EXITS: A sub-standard fire escape on the front of the building; and

WHEREAS, the fire commissioner has requested an early hearing of this petition; and

WHEREAS, the petitioner proposes to use the existing openings in the rear wall leading to 850 DeKalb avenue in lieu of complying with Order No. 64630-LD.

*Resolved*, that the board of standards and appeals do hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as Item 2, only so far as it affects the windows on the course of fire escape, on condition that this section of the building shall not be increased above the 3rd story structure, and that



# MINUTES

an exterior iron stairs with solid risers, treads and platforms shall be maintained structurally safe and painted, and *granted* only so long as the use and occupancy remain substantially unchanged other than the paper box manufacturing, which shall be discontinued on or before May 1, 1926; and that the petition, as to Item 1, be and it hereby is *denied*.

1091-25-S.  
PETITIONER—John J. Gilmartin for Louis F. Rhoades, et al., owner.

SUBJECT—Application for reopening—variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—9 North Moore street, Manhattan.

APPEARANCES—  
For Petitioner: John J. Gilmartin.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1091-25-S)

WHEREAS, John J. Gilmartin, for Louis F. Rhoades, et al., owner, filed, October 26, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 9 North Moore street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 10, 1925, reads (Order No. 84971-LD):

"1. Enclose the interior stairway at the west side of building, serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 ft above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"2. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following: Windows on course not fireproof, self-closing. No steps from floor to sills opening on balconies. Not screened to height of 4 ft. 6 in. No 45 degree connecting stairways. No counterbalanced stairway from lowest balcony to ground. No fireproof passageway to street."

and  
WHEREAS, the building is non-fireproof, six stories in height, 24 ft. by 72 ft. in area at 1st story and 24 ft. by 37 ft. in area above; OCCUPIED for the manufacture of mirrors, 13 persons above the 1st story. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in wooden lath and plastered partitions with wooden doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from main roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of a bridge connecting with the rear 2nd story balcony on No. 10 Beach street, and a drop ladder to vacant lot adjoining at west; ROOFS of adjoining buildings 30 ft. lower at east, vacant lot at west; and

WHEREAS, the petitioners contend that there is no inflammable or combustible material on the premises, and that there are only 16 persons in the entire building; and

WHEREAS, this petition was granted by the board at its meeting January 12, 1926, on certain conditions, and petitioner requested a modification of these conditions as to egress from the termination of the fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 2, only so far as it affects windows on top floor and egress from the termination at the 2nd story, *on condition* that a connected bridge shall be provided at the termination of the fire escape, connecting with the balcony fire escape of premises directly at rear, No. 10 Beach street; that the lowest balcony on No. 9 North Moore street shall be extended to the west with counterbalanced drop ladder in guides from the lowest balcony of the existing fire escape on rear of 9 North Moore street to the open lot or parking space; and *granted* so long as conditions as to occupancy and use remain unchanged; as to Item 1, the petition be and it hereby is *denied*.

## APPLIANCES SUBMITTED FOR APPROVAL.

1211-25-SA.

PETITIONER—Bethlehem Shipbuilding Corp., Ltd.  
SUBJECT—Approval of Homer Domestic Fuel Oil Burner.

APPEARANCES—

For Petitioner: A. P. Homer and G. E. Johnstone.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of board.

1264-25-SA.

PETITIONER—Schutte & Koerting Co.  
SUBJECT—Approval of Koerting Gear Pump.

APPEARANCES—

For Petitioner: H. W. Philbrook.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of board.

1242-25-SA.

PETITIONER—Wayne Tank & Pump Company.  
SUBJECT—Approval of Wayne Fuel Oil Burner and Pump, "Type A."

APPEARANCES—

For Petitioner: Philip J. Sinnott.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

1191-24-SA.

PETITIONER—Socony Burner Corporation.  
SUBJECT—Application for amendment—approval of the Socony Arrow Oil Burner Pump and Fan Set.

APPEARANCES—

For Petitioner: Milton Powers.

ACTION OF BOARD—Reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION:

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1191-24-SA)

WHEREAS, the Socony Burner Corporation filed, October 2, 1924, a petition for approval of their device known as the Socony Arrow Oil Burner Pump and Fan Set; and



# MINUTES

WHEREAS, a committee of the board inspected this device in operation at the premises 552 4th street, Brooklyn, and recommended the approval of the device; and

WHEREAS, in the resolution adopted by the board December 22, 1925, no mention was made of the pump and fan set, which is an integral part of the device, and the petitioner has further requested that the resolution be amended to include the use of Grade A and Grade B oil in domestic and commercial installations.

*Resolved*, that the board of standards and appeals does hereby approve of the device known as the Socony Arrow Oil Burner Pump and Fan Set for use with Grade A or Grade B fuel oil in domestic and commercial installations, in conjunction with fuel oil burning equipment when installed and operated in accordance with fuel oil rules of the board of standards and appeals.

1278-25-SA.

PETITIONER—Empire Valve Company.  
SUBJECT—Approval of Empire Gas Shut Off Valve.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(1278-25-SA)

WHEREAS, the Empire Valve Company filed, December 10, 1925, a petition for approval of their device known as the Empire Gas Shut Off Valve; and

WHEREAS, a committee of the board inspected this device in operation at 143 Montague street, Brooklyn, and recommended the approval of the device on certain conditions.

Cal. No. 1278-25-SA

Approval of—Empire Gas Shut Off Valve  
March 15th, 1926.

REPORT OF COMMITTEE:

On March 5th the entire Board, as a committee of inspection, accompanied by Assistant Engineer Huber, visited the premises 143 Montague Street, Brooklyn, in the matter of this petition for the approval of a gas shut off device known as the Empire Gas Shut Off Valve. The valve was set up at the gas main in actual operation.

The Assistant Engineer of the Board has made his report, which is attached hereto, describing the construction and operation of the device.

This device has already been approved by the Fire Underwriters Laboratory, which approval is on file in this petition, and the Board recommends the approval of this device as meeting the requirements of the rules of this Board, and as a guide and direction to the administrative officials having jurisdiction in its installation and maintenance, specifically directs that the metal box enclosing the valve shall of not less than 12 gauge metal and that the front of this metal box shall be perforated for not less than 50 per cent of the area, with holes of not less than 1/4 inch in diameter and that the sides, bottom and top shall also be perforated with not less than 1/4 inch holes, to permit the full diffusion of heat under conditions for which the requirement of these gas shut off devices were promulgated in the Code of Ordinances.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
HENRY L. CONNELL,  
JAMES P. HOLLAND,  
JOHN GUILFOYLE.

*Resolved*, that the board of standards and appeals does hereby approve of the device known as the Empire Gas Shut Off Valve when installed in accordance with the gas shut off rules and the report of the committee of inspection.

752-25-SA.

PETITIONER—Fellinger & Hebbard, Inc.

SUBJECT—Approval of Toro Emergency Gas Shut Off Valve.

APPEARANCES—None.

ACTION OF BOARD—Petition laid over to March 30, at 2 p. m., for full vote.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland.....	3
Negative: Commissioner Guilfoyle.....	1
Absent: Chief Kenlon.....	1

1155-25-SA.

PETITIONER—Wayne Tank & Pump Company.

SUBJECT—Approval of Wayne Oil Burner Pump and Fan Set, Type A and Type N.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

ACTION OF BOARD—Resolution amended—placed on reserve calendar.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1155-25-SA)

WHEREAS, the Wayne Tank and Pump Company filed, November 9, 1925, a petition for approval of their device known as the Wayne Oil Burner Pump and Fan Set, Type N; and

WHEREAS, a committee of the board inspected this device in operation at 8020 Roosevelt avenue, Jackson Heights, Borough of Queens, and recommended the approval of the device; and

WHEREAS, the petitioner has amended his petition to incorporate Type A as well as Type N.

*Resolved*, that the board of standards and appeals does hereby approve of the device known as the Wayne Oil Burner Pump and Fan Set, Type A and Type N, for use with Grade A and Grade B fuel oil in domestic and commercial installations in conjunction with fuel oil burning equipment, when installed and operated in accordance with the fuel oil rules of the board of standards and appeals.

CASES DISMISSED.

*Variations of the Labor Law.*

The chairman called attention to the following case, where notice of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(741-25-S)

Filed July 15, 1925—Premises 246-250 West 38th street Manhattan. Order of the fire commissioner, labor law. Petitioners, Horowitz, Sanders & Falb Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	
Negative .....	
Absent: Chief Kenlon .....	

WHEREAS, the foregoing petitioner has filed with the board



# MINUTES

standards and appeals a petition affecting an order of the  
commissioner; and  
WHEREAS, the petitioner has failed to completed his pa-  
pers, though duly notified to do so.  
*Resolved*, that the foregoing petition be and it hereby is  
*dismissed for lack of prosecution*.

## Appliance.

The chairman called attention to the following case, where  
notice of intention to petition for approval was offered for  
ing; but where, despite notices from this office, papers  
have not been completed:

(904-25-SA)

led September 4, 1925—Approval of Gaston Blue Flame  
Oil Burner. Petitioner, Horace G. Knowles. Dis-  
missed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

WHEREAS, the foregoing petitioner has filed with the board  
of standards and appeals a petition affecting approval of the  
Gaston Blue Flame Oil Burner; and

WHEREAS, the petitioner has failed to completed his pa-  
pers, though duly notified to do so.

*Resolved*, that the foregoing petition be and it hereby is  
*dismissed for lack of prosecution*.

Adjourned 6.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and  
appeals, held Tuesday, March 9, 1926, as they appeared in  
Bulletin No. 11, Vol. XI, are hereby corrected to read as  
follows:

(924-25-BZ)

WHEREAS, Goodhue Livingston, for Empire City Sav-  
ings Bank, owner, filed, September 11, 1925, an application,  
under the building zone resolution, to permit the omission  
of a lawful rear yard as provided for in section 17 of the  
building zone resolution; premises 219-231 West 125th  
street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application  
before the board of standards and appeals, at its regular meet-  
ing, March 9, 1926, after due notice by publication in the  
Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the build-  
ing zone resolution show that West 125th street is in a  
business use and also a "B" area district; and

WHEREAS, the decision of the superintendent of buildings,  
dated July 13, 1925, reads:

"1. A lawful rear yard should be provided as per  
Section 17 of the Zone Resolution."

*Correction—Word "use" omitted in line 11 and inserted  
in line 13, and word "use" changed to "area" in line 34.*

WHEREAS, the existing one-story fireproof building, oc-  
cupied as a bank, is 50 ft. by 89 ft. 11 in. in area; the  
main portion of the building being 50 ft. by 70 ft. 2 in.  
in area and one clerestory (41 ft.) in height; at the rear  
there is a one-story and mezzanine portion about 23 ft.  
high; it is proposed to construct an additional story upon  
this rear portion, thereby forming, at the northwest cor-  
ner of the proposed addition, a portion of the structure  
10 ft. by 17 ft. in area and 14 ft. 6 in. high, within the  
limits of the legally required rear yard; and

WHEREAS, the board concluded that there were practical  
difficulties and unnecessary hardship in the way of carry-  
ing out the strict letter of the building zone resolution,  
and that applicant should be granted relief under section 21.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* in the application of the area dis-  
trict regulations of the building zone resolution, and that  
the application be and it hereby is *granted on condition* that  
the extension shall not exceed a height of 14 ft. 6 in. above  
the existing rear extension, and shall be restricted in area  
and dimensions to a depth of 10 ft. and a width of 17 ft.  
5 in.; that the rear and westerly gable walls shall be un-  
pierced throughout their entire height and length; and that  
all permits necessary for the prosecution of the work shall  
be obtained within nine months and the building completed  
within eighteen months from the date of this action.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals,  
March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meet-  
ing, December 16, 1919, unanimously rescinded an opinion  
previously expressed and incorporated in a resolution  
adopted by the board on May 28, 1917, in acting on Cal.  
No. 549-17-BZ. This opinion was that a laundry is not a  
permitted use in a business district under the building zone  
resolution. The board unanimously rescinded this expres-  
sion of opinion, inasmuch as a laundry is a factory within  
the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any  
definition therein to the contrary.

*Resolved*, that this shall not be construed to include  
within the prohibited uses specified under Section 4 of  
the building zone resolution a community or neighborhood  
laundry located in the basement or ground floor of a  
building within a business district and containing not more  
than eight (8) rotary washing machines with inside cylin-  
ders not more than 30 in. in diameter by 30 in. in length  
over all nor more than two 20 in. extractors, the 20 in.  
measurement being the diameter of the inside basket, which  
machines and extractors shall be operated solely by elec-  
tric power and do not require the installation of steam  
boiler or plant.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO RULES GOVERNING FIRE EXTINGUISHING APPLIANCES— SPRINKLER SYSTEMS.

[77-25-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, March 26, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Rules for Fire Extinguishing Appliances, Sprinkler Rules.

*General Requirements.* The rules contained herein cover the general details of a sprinkler equipment only. Before an equipment is installed or before a present equipment is remodeled, complete working plans should be submitted for approval to Fire Department.

These plans shall be drawn to an indicated scale; give correct address and points of compass; show sectional elevations of the building; and the essential features of the construction, viz., size, location and direction of joists, timbers or other structural members. They shall also indicate the location and size of water supplies, connecting pipes, feed mains and risers, gate, check, alarm and dry-pipe valves, as well as the location, spacing, number and type of sprinklers.

Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3), shall be filed for final approval of the Fire Commissioner. A certified copy of the approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If a standpipe (fire line) equipment is provided throughout the building, the plans shall include a note to that effect.

When entirely completed in accordance with the approved plans and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the sprinkler equipment is approved the applicant will be so advised in writing by the Bureau of Fire Prevention.

All sprinkler equipments shall be installed in a thoroughly workmanlike manner.

**Rule 1. Definition of Automatic Extinguisher Systems.** Automatic extinguisher systems shall consist of a system of piping connected to one or more acceptable sources of water supply, or other extinguishing medium, provided with distributing devices so arranged and located as to discharge and diffuse automatically under the action of heat an effective stream or spray over every part of the interior of the building area in which a fire may start or to which it may be communicated.

**Rule 2. Classification of Sprinkler Systems.** For the purpose of these rules, sprinkler systems shall be classified as:

(a) Automatic Wet Pipe Systems, in which all pipes and sprinkler heads are at all times filled with water;

(b) Automatic Dry Pipe Systems, in which the pipes and sprinkler heads are filled with air, either compressed or at atmospheric pressure, and the water supply is operated by a Dry Pipe Valve as defined in Rule 27 of these Rules.

(c) Non-Automatic Systems, in which all pipes and sprinkler heads are maintained dry with a fire department connection for water supply.

Thermostatic fire alarm with direct connection to Central Office or Fire Department Headquarters shall be provided in connection with all non-automatic sprinkler systems.

**Rules 3. Approved Devices.** Automatic Sprinklers and accessory appliances shall include all devices approved as such by the Bureau of Standards, Washington, D. C.; by the Underwriters' Laboratories, Inc., of Chicago; by the Associated Factory Mutual Laboratories of Boston; and all devices which meet the tests prescribed by the Board of Standards and Appeals.

**Rule 4. Water Supply.** Approved sources of water supply shall be classified as Automatic and Auxiliary.

(a) Automatic Sources shall include the Gravity Tank, the Pressure Tank, [and] the Public Water System, and the Automatic Electric Fire Pump, installed as required under the provisions of Rule 8, hereinafter provided for.

(b) Auxiliary Sources shall include the non-automatic Fire Pump and the Fire Department Connection.

**Rule 5. Gravity Tank.** Gravity tanks shall contain a available quantity of water sufficient to supply twenty-five per cent (25%) of the number of sprinkler heads in the average protected fire area for twenty (20) minutes, but not less than 5,000 gallons; and the bottom of the tank shall have an elevation of not less than twenty (20) feet above the highest line of sprinklers below the main roof. Where the area of a pent house exceeds 2,500 sq. ft. the bottom of the tank shall be required to be not less than 20 feet above the highest line of sprinklers below the pent house roof, but where a pent house contains only pressure tanks this rule will not apply.

Where a tank capacity in excess of [25,000] 30,000 gallons is required by this rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Standards and Appeals, except where tanks of unlimited capacities are supported on structures altogether independent of buildings.

The tank shall be filled through a fixed pipe, independent of the sprinkler piping, not less than two (2) inches in size, discharging into the top of the tank, through a by-pass not less than two (2) inches in size around the check valve in the discharge pipe, provided the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute.

The filling pipe shall be carried up inside a frost-proof casing and may extend through tank bottom to discharge at top of tank above full water level. The portion of pipe inside tank must be of brass or copper or other non-corrosive material.

Tanks shall not be fed through sprinkler lines.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, provided that there are separate feed mains from the basement or lowest story and a control valve in each feed line in a pump or engine room.

The overflow pipe shall be not less than two (2) inches in diameter for tanks up to 30,000 gallons capacity and not less than three (3) inches in diameter for larger tanks. The top of the overflow pipe shall be three (3) inches below the top of the staves in wooden tanks and one (1) inch from the top in steel tanks. The pipe may extend through the bottom of tank provided the portion inside tank is of brass or copper or other non-corrosive metal and without joints or it may extend through side of tank. For tanks over roofs overflow pipes shall terminate not more than twenty-four (24) inches above roof and shall be fitted with a 90 degree elbow.

The discharge, heating or filling pipes where exposed to the weather shall be protected from freezing by a frost-proof covering which may be of three layers of one-inch (1") hair felt interspersed with building paper well wrapped and secured and covered with canvas well painted or frost-proof boxing as specified by the National Board of Fire Underwriters.

Easy access to top of each tank shall be provided means of a steel gooseneck ladder substantially constructed and rigidly braced, the top of which shall not tip outward from the vertical at any point.

Tanks above roofs shall be constructed according to the requirements of the Building Code and supporting structure.



# PUBLIC HEARING

tures shall be approved by the Superintendent of Buildings. Tanks not enclosed and exposed to the weather shall be covered with a double roof of acceptable construction consisting of a tight flat cover of matched boards and above this a conical roof which shall be covered with an approved roofing.

Where a gravity tank may supply both sprinklers and yard hydrants it shall not be of less than 30,000 gallons capacity and located on a structure altogether independent of buildings and the bottom shall not be less than 75 feet above the ground level, and not less than 20 feet above the highest line of sprinklers below the main roof of the highest building in a group of buildings.

Rule 6. Pressure Tank. Pressure tanks shall contain sufficient water to supply twelve and one-half per cent (12½%) of the number of sprinklers in the average protected fire area for twenty (20) minutes, but not less than [5,000] 3,000 gallons of water for a wet pipe system where supplemented by an auxiliary water supply, and not less than 5,000 gallons of water for a dry-pipe system. No single tank shall have a capacity greater than 9,000 gallons. The tank shall be kept two-thirds (2/3) full of water under a pressure of seventy-five (75) pounds per square inch, and shall be so proportioned and located that a pressure of not less than fifteen (15) pounds per square inch will be available on the highest line of sprinklers below the main roof when all the water has been discharged from the tank.

[The tank shall be placed either on the roof or in the highest sprinklered story.]

A pressure tank or tanks shall not be located below the highest line of sprinklers supplied by tank or tanks.

Where [a tank] the total capacity of the pressure tank supply is in excess of [25,000] 30,000 gallons as required by this rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Standards and Appeals.

The water shall be supplied through a fixed pipe, independent of the sprinkler piping, not less than [two] one and one-half (1½) inches in size [with a one and one-quarter (1¼) inch connection to the tank], or through a bypass not less than [two (2)] one and one-half (1½) inches in size around the check valve in the discharge pipe provided the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute without reducing the pressure in the tank. The tank shall have a fixed metallic horizontal line at the end opposite the glass gauge, or other acceptable device, to indicate the level of the water when the tank is two-thirds full.

The air compressor shall be of sufficient capacity to increase the air pressure at the average rate of one (1) pound in two minutes in each pressure tank.

Rule 7. Public Water System. Direct connection to the city water supply shall be capable of furnishing water at not less than fifteen (15) pounds per square inch static pressure at the highest line of sprinklers under the main roof.

Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each connection shall be as large as that of the main riser and not less than four (4) inches, and shall have a conveniently accessible control valve fixed to it at, or near, the curb, or, when possible, still further away from the building. The control valve shall be fitted with a frost and waterproof box, not less than four (4) feet nor more than six (6) feet below the curb, with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of the indicating pattern, operated by a special socket wrench approved by the department of water supply, gas and electricity.

Where it is impractical to install a control valve box at the curb because of a vault under the sidewalk and within 18" thereof, the control valve may be located in the water supply connection at a point not more than two (2) feet from the point of entry into a vault.

Where a water meter is required in the water supply connection to an automatic sprinkler equipment, it shall be of a type which allows free flow of water and approved by the Department of Water Supply, Gas and Electricity, or a type of fire line meter which has been specifically approved by the Fire Commissioner for use in connection with fire extinguishing equipment.

Evidence establishing the fact that water supply conditions and pressures are as may be required shall be submitted to the Fire Department.

Rule 8. Fire Pump. An automatic electric fire pump as an automatic source of water supply is one approved for such use and controlled by an approved automatic controlling device, which shall be adjusted to maintain not less than 15 pounds water pressure at the highest sprinkler below main roof and in pent houses over 2,500 sq. ft., as provided in Rule 5. And shall receive water supply only from a direct connection to the city water main.

As auxiliary sources of water supply steam or electric standard fire pumps shall receive water supply from a suction tank, a direct connection to the city water main or other approved sources capable of supplying the pump at its rated capacity for sixty (60) minutes. The rated capacity of the pump shall be not less than five hundred (500) gallons per minute, and shall be sufficient to supply twenty-five per cent (25%) of the number of sprinklers in the average protected fire area.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

A reliable source of energy for driving the pump shall be provided. For steam pumps, provision shall be made for sufficient steam power to operate the pumps at full rated capacity, and a steam pressure of not less than fifty (50) pounds shall be maintained at the pump at all times. Where there is more than one boiler, the pipes and valves shall be so arranged to permit the cutting out of any one boiler without interrupting the steam supply to the pump from the other boilers. The boiler room shall be cut off from the remainder of the building by fireproof floor and wall construction with approved fire doors at all openings.

Electrical energy from a public service plant shall be acceptable as a source of energy for driving electric fire pumps. When local power plants supply the energy for operating electric pumps, two motor generator units shall be provided, or one generator unit supplemented by a public service break-down switch. Local electric power plants shall be located in rooms of fireproof construction with approved fire doors at openings.

Rule 9. Sprinkler Discharge. For the purpose of computing the capacity of water supplies, standard one-half (½) inch sprinkler heads shall be assumed to have an average discharge of twenty (20) gallons per minute, and the discharge of larger heads shall be computed proportionately in the ratio of the areas of their respective orifices.

Rule 10. Fire Area. A fire area is any floor space enclosed on all sides by exterior walls or fire walls or a combination of both. The number of sprinklers in the average protected fire area shall be determined by the number of sprinklered stories in such section. In



# PUBLIC HEARING

determining the required capacity of water supplies, the number of sprinklers in the average protected fire area need not include those located in low positions, such as under benches, low shelves, closets and platforms and between cars in car barns.

Rule 11. Fire Department Connection. All automatic sprinkler systems shall be provided with at least one two-way Siamese connection on each street front of the building for connection to the fire department hose. Buildings fronting on only one street shall be provided with at least two Siamese connections when the street frontage of building exceeds [one hundred and fifty (150)] *two hundred (200)* feet [in width].

*Where buildings have frontages on more than one street there shall be a fire department connection on each street front where frontage is not continuous but in all cases where more than one fire department connection is required they shall be located as the Fire Commissioner may direct and shall not be grouped.*

All Siamese hose connections hereafter installed, except those on piers or warehouses intended for fire boat use, shall be three (3) inches in size. Fire boat connections shall be three and one-half (3½) inches in size. All hose connections shall be female, with standard fire department threads.

The inlets shall be placed at least eighteen (18) inches and not more than two (2) feet above the sidewalk, in a horizontal position accessible to the fire department, and shall be provided with a four (4) inch discharge connecting with a four (4) inch pipe to the sprinkler system for three (3) inch fire department connection and with a six (6) inch discharge outlet and six (6) inch pipe for three and one-half (3½) inch fire boat connection. Each inlet shall be provided with a clapper valve machined to a true face.

Each Siamese connection shall be designated by raised letters at least one (1) inch in size, cast in the fitting in a clear and prominent manner and reading for the service designated, viz.: "Base. Spkr.," etc., as the case may be. If the entire building is sprinklered, the fitting shall be marked "Auto. Spkr."

*Siamese hose connections may project through a street wall not more than twelve (12) inches beyond the building line except that where there is an angle formed by the street wall and a check piece or the base of a column, pilaster or ornamental projection, they may be so located that no part extends more than fifteen (15) inches from either side of such angle in accordance with the provisions of the Building Code.*

*In each fire department connection there shall be an approved straightway check valve installed in a horizontal position, unless suitably designed for vertical position, and the piping shall be arranged to drain between the check valve and the outside siamese coupling by either a ball drip having a one-half (½) inch pipe connection and one-half (½) inch orifice and a bronze ball of proper size, or by a three-quarter (¾) inch drip connection, with plugged valve attached, and when necessary arranged to drain to a sewer. A drain connection may be tapped into the body of check valve only when located in a horizontal position.*

Rule 12. Automatic Sprinkler Systems. Automatic sprinkler systems shall be classified as:

(a) One Source Systems, supplied with water from any one of the automatic sources; and

(b) Two Source Systems, supplied with water from a combination of any two of the automatic sources; two pressure tanks with a total water capacity twice that required for a one source supply; direct connection to the city water supply on two different streets, so located that the closing of the controlling valve on one main will not eliminate the main on the other street; or a direct connection to the city water supply and one of the auxiliary sources provided the water supply main is at least six (6) inches in size, the main is fed both

ways and a two (2) inch test pipe at the top of the sprinkler riser shows a flowing pressure of fifteen (15) pounds per square inch between the hours of six a. m. to six p. m.

*A gravity tank and pressure tank, or a gravity tank and pressure tank and one of the automatic sources or two pressure tanks having a total water capacity for a one source supply may be considered as a two-source supply where the occupancy of the building does not conflict with Rules 38, 39 and 40 hereinafter provided for.*

Rule 13. Sprinkler Spacing. Sprinkler heads and lines shall be spaced as herein provided:

Mill Construction. Under mill ceiling (smooth solid plank and timber construction, 5 to 12 foot bays) one line of sprinklers shall be placed in the center of each bay and the distance between the heads on each line shall not exceed the following:

- (a) For Standard one-half (½) inch heads—
  - 8 feet in 12 foot bays;
  - 9 feet in 11 foot bays;
  - 10 feet in 10 foot bays;
  - 11 feet in 9 foot bays;
  - 12 feet in 5 to 8 foot bays;
- (b) For Conran\* one (1) inch heads—
  - 20 feet in 5 to 12 foot bays.
- (c) For Conran\* one and one-quarter (1¼) inch heads—
  - 25 feet in 5 to 12 foot bays.
- (d) Vaults used for the storage of nitro-cellulose products and vaults used for the storage of inflammable motion picture films shall have on standard one-half (½) inch head for each 62½ cubic feet of available storage space, or one (1) inch Conran\* head for each 250 cubic feet of available storage space.

Measurements shall be taken from center to center of timbers.

Ceilings of modified mill construction having bay less than three (3) feet wide shall be treated as open joist construction and sprinkler heads and lines spaced accordingly.

Bay timbers spaced three (3) feet or more on centers, but less than five (5) feet on centers, will require special ruling by the administrative official having jurisdiction.

Joisted Construction. Under open finish joisted construction ceilings, floor, decks and roofs, the sprinkler lines shall be run at right angles to the joists and the heads "Staggered spaced" so that heads on one line will be opposite a point half way between heads on adjacent lines.

(a) For Standard one-half (½) inch heads the distance between lines of sprinklers shall not exceed ten (10) feet and the distance between heads on each line shall not exceed eight (8) feet, the end heads on alternate lines being spaced not more than two (2) feet from wall or partition. Permission may be given by the administrative official having jurisdiction to install but one line of sprinklers, in each bay where girders project below the under side of joists and divide the ceiling into bays ten (10) to eleven and one-half (11½) feet wide from center to center of girders, and the heads shall then be spaced on each line so that the area covered by a single head does not exceed eighty (80) square feet. In all cases where such bays are over eleven and one-half (11½) feet wide, two or more lines of sprinklers shall be installed in each bay as required by the rules for spacing.

\*Wherever the term "Conran head" is used in these Rules, it is to be taken as meaning either a Conran head of the type tested and approved by the Fire Department, or one that has passed similar tests by the Fire Department.



# PUBLIC HEARING

Where girders and joists are flush at the bottom, heads shall be spaced according to the general rule.

(b) For Conran\* one (1) inch heads the distance between adjacent lines shall not exceed twenty (20) feet and the distance between the heads on each line shall not exceed sixteen (16) feet, the end heads on alternate lines being spaced not more than four (4) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty (20) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty (20) feet in width at least two (2) lines shall be installed in each bay and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads the distance between adjacent lines shall not exceed twenty-five (25) feet and the distance between the head on each line shall not exceed twenty (20) feet, the end head on alternate lines being spaced not more than five (5) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty-five (25) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty-five (25) feet in width at least two (2) lines shall be installed in each bay, and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

Smooth Finish, Sheathed or Plastered Ceilings. Under smooth finish, sheathed or plastered ceilings, in bays six (6) feet wide and over (measurements to be taken from center to center of timber, girder or other projection or support forming the bay), sprinkler heads and lines shall be spaced as follows:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twelve (12) feet in width, and the distance between the heads on each line shall not exceed the following:

- 8 feet in 12 foot bays;
- 9 feet in 11 foot bays;
- 10 feet in 6 to 10 foot bays.

Bays in excess of twelve (12) feet in width and less than twenty-three (23) feet in width, shall contain at least two (2) lines of sprinklers; bays twenty-three (23) feet in width or over shall have the lines therein not over ten (10) feet apart. In bays in excess of twelve (12) feet in width, not more than one hundred (100) square feet of ceiling area shall be allotted to any single head.

(b) For Conran\* one (1) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty (20) feet in width, and the distance between the heads on each line shall not exceed twenty (20) feet. Bays in excess of twenty (20) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty-five (25) feet in width and the distance between the heads on each line shall not exceed twenty-five (25) feet. Bays in excess of twenty-five (25) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

Fireproof Construction. The rules of slow-burning construction shall apply as far as practicable. The rules may be modified, however, the intent being to arrange the spacing of heads to protect the contents rather than the ceilings; but in no case shall the distance between a head on one line and a head on an adjacent line exceed the following:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads, 12 feet.

(b) For Conran one (1) inch heads, 20 feet.

(c) For Conran one and one-quarter ( $1\frac{1}{4}$ ) inch heads, 25 feet.

Distance From Walls. The distance from wall or partition to the first head on a sprinkler line shall not exceed one-half the allowable distance between the heads on such line. Additional heads may be required in the narrow pockets formed by bay timbers or beams and wall. Where beams, girders, columns, walls, partitions or other obstructions prevent the effective discharge of water, additional heads shall be installed to effectively sprinkle the area.

Vertical Shafts. In vertical shafts having inflammable sides, heads shall be provided within the shaft in addition to the head or heads at the tops of shafts, as follows:

(a) One standard one-half ( $\frac{1}{2}$ ) inch head for each 200 square feet of inflammable surface.

(b) One Conran\* one (1) inch head for each 400 square feet of inflammable surface.

(c) One Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch head for each 500 square feet of inflammable surface.

Such head or heads shall be installed at each floor when practicable, and always when shaft is trapped. Where practicable, heads shall be "staggered" at the alternate floor levels, particularly when only one head is installed at each floor level.

Pitched Roofs. Under a pitched roof sloping more steeply than one (1) foot in three (3) feet, heads shall be located in peak of roof, and those on either side of the peak shall be spaced according to the foregoing requirements. The distance between heads shall be measured on a line parallel with the roof. Where the roof meets the side wall or the floor line, the heads shall be placed not more than the following distance from such intersection:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $3\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 7 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $8\frac{1}{2}$  feet.

Heads spaced not to exceed the following distance each way from the peak of roof, measured on a line parallel with the roof, may be used in lieu of heads located in peak of roof:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

In sawtooth roof construction, the end heads on the branch line shall be spaced not to exceed the following distance from the peak of the sawtooth:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

Special Locations and Variations. In special locations, such as over electric generating, power and transforming apparatus, over their controlling devices and switchboards, where water from the fire extinguishing equipment would be detrimental, the sprinkler lines and heads may be omitted at the discretion of the administrative official having jurisdiction, and when in his judgment a slight variation of this rule of spacing is desirable to effect a more efficient distribution of water for fire extinguishing purposes, the sprinkler lines and heads shall be spaced as he may direct.

Rule 14. Sprinkler Position. All sprinkler heads shall be located, wherever possible, in an upright position on top of the pipes, except that sprinkler heads on automatic wet pipe systems may be pendant on concealed piping and when construction or occupancy of a room or enclosure makes it preferable.

(a) Where standard one-half ( $\frac{1}{2}$ ) inch heads are installed sprinkler deflectors shall be parallel to ceilings, roofs or the



# PUBLIC HEARING

incline of stairs, but when installed in the peak of a pitched roof they shall be horizontal. Distance of deflectors from ceilings of mill or other smooth construction, or bottom of joists of open joist construction, shall be not less than three (3) inches nor more than ten (10) inches.

In fireproof buildings, the distance between deflectors and panel ceilings shall not exceed fifteen (15) inches.

Not less than eighteen (18) inches effective clear space shall be left below the sprinkler heads, so that they may discharge an unbroken spray blanket from sprinkler to sprinkler and sides of room when in operation. Any stock piles, racks or other obstructions interfering with such action shall not be permitted. *Sprinkler system piping shall not be used for the support of stock, clothing, etc.*

(b) Where Conran\* heads are installed, the top of head shall be located the same distance below joists or ceiling as specified for deflectors in paragraph (a) of this rule; except that when heads are located under pitched roofs of piers or similar structures, they shall in general be installed in the upright position (not normal to slope of roof) and three (3) feet vertically below the underside of roof. When the administrative official having jurisdiction deems a variation of this rule advisable to obtain a more efficient distribution of water, the heads shall be located with respect to joists or ceiling, as he may direct.

Rule 15. Pipe Sizes. The number of heads on a given size pipe in one fire area in any story shall not exceed the following:

(a) For standard one-half (1/2) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
3/4 inch	1 head
1	2 heads
1 1/4	3 "
1 1/2	5 "
2	10 "
2 1/2	20 "
3	36 "
3 1/2	55 "
4	80 "
5	140 "
6	200 "
7	300 "
8	420 "

(b) For Conran\* one (1) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 inch	1 head
1 1/4	2 heads
1 1/2	3 "
2	4 "
2 1/2	6 "
3	9 "
4	18 "
5	34 "
6	51 "
7	75 "
8	105 "

(c) For Conran\* one and one-quarter (1 1/4) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 1/4 inch	1 head
1 1/2	2 heads
2	3 "
2 1/2	4 "
3	6 "
4	12 "
5	21 "
6	40 "
7	60 "
8	84 "

When it is desired to use pipe of larger size than eight (8) inches in diameter, special ruling will be required by the administrative official having jurisdiction as to the permissibility of its use and the number of heads that may be fed thereby.

Where practicable, it is desirable to arrange the piping so that the number of heads on a branch line will not exceed eight.

When the piping is arranged on the "gridiron" plan, the permissible number of heads may be doubled, provided the feed main is of the size indicated in the schedule for the total number of heads.

Where feed mains supply branch lines of only two heads each, the conditions approach those of long single lines. Such feed mains shall usually be centrally supplied where there are over eight (8) or ten (10) branch lines. Branch lines up to fourteen (14) in number may be fed from end, provided a two and one-half (2 1/2) inch pipe does not supply more than sixteen (16) standard one-half (1/2) inch heads in lieu of twenty (20).

Buildings having slatted floors, or large unprotected floor openings without approved stops, shall be treated as one room with reference to the pipe sizes, and the feed main shall be of sufficient size to accommodate the number of heads called for. Larger pipe sizes than are allowed in the schedule for a given number of heads may be required wherever the construction or conditions introduce unusually long runs of feed mains or many angles. Buildings with blind attics with small unprotected openings to floor below, may be piped from the system on the ceiling of floor below, provided pipe size schedule is not overloaded on sizes three (3) inches or under.

Rule 16. Feed Mains. The size of feed mains shall not be less than the size of riser and shall be arranged to run as direct as possible from source of water supply to riser.

Feed mains for stair or other towers without approved stops between floors, when piped on independent riser, shall be of sufficient size to accommodate the total number of sprinklers in such tower.

Rule 17. Risers. There shall be one or more separate risers in each building and in each section of the building divided by fire walls. Risers shall be arranged to provide "Center Central" or "Side Central" supply to feed main. Each riser shall be of sufficient size to supply all the head on said riser in one story, according to the schedule of pipe sizes in Rule 15.

In buildings of fireproof construction, and for the purposes of this rule, a blank wall, or one in which the opening are protected by standard fire doors, may be considered as a fire wall, if of equivalent construction.

If the conditions warrant, special permission will be granted allowing the heads in a fire section of small area to be fed from the risers in another section, provided the total number of heads in such area does not exceed the following number per floor:

(a) For standard one-half (1/2) inch heads, 48.

(b) For Conran\* one (1) inch heads, 12.

(c) For Conran\* one and one-quarter (1 1/4) inch heads,

Risers shall not be located close to windows, properly protected from mechanical injury and freezing and shall be properly supported on foundations and by floor plates, clamp couplings or hangers.

No connections, such as for sill cocks, house service hose outlets, shall be made with a sprinkler system riser or any part thereof.

Where gravity and pressure tanks feed through a common discharge pipe or "dead riser" to the foot of a riser and an air lock is likely to develop the discharge pipe of the gravity tank shall connect with the discharge pipe, or "dead riser" forty (40) feet below the bottom of the pressure tank.



# PUBLIC HEARING

Rule 18. Pipes and Fittings. All pipe shall be full-weight standard wrought iron or steel threaded pipe, well reamed and screwed up tight into fittings without reducing the waterway. Fittings shall be standard cast iron fittings, and shall be long turn pattern on feed mains and risers.

Such fittings shall be designed and guaranteed for a working pressure of 150 pounds per square inch and must be capable of withstanding a hydrostatic test pressure of 750 pounds per square inch without failure.

All pipe shall be secured to the ceiling, walls and other parts of the building with standard steel, wrought or malleable iron hangers.

Extra heavy fittings shall be employed where the normal pressure in the pipe system exceeds one hundred and fifty (150) pounds per square inch, and shall be designed for a working pressure of 250 pounds per square inch and be capable of withstanding a hydrostatic test pressure of 1,250 pounds per square inch without failure.

All underground pipe shall comply with the specifications for cast iron pipe of the American Water Works Association.

Rule 19. Protection of Pipes and Sprinklers. When exposed to moisture, sprinkler pipes and hangers shall be protected against corrosion whenever found necessary by thoroughly cleaning the pipe of all scale and grease and painting with a coat of red lead and linseed oil paint or other acceptable moisture resistive paint. When exposed to chemical fumes, the pipe and fittings shall be coated with graphite or other approved chemical resistive paint. Care shall be taken not to paint the sprinkler heads.

Supply pipes of risers in low basements or low spaces under ground floors exposed to frost, shall be properly protected by a masonry or wood enclosure, properly heated, or lined with mineral wool, sawdust or tar mixed with granulated cork, extending below bottom of pipe and through the flooring of ground floor, or the pipe shall be protected with three alternate layers of one-inch hair felt and building paper or by other approved method. When of wood, such enclosure shall be constructed double with a layer of paper between the two thicknesses of wood.

Where risers, drains, heating pipes, etc., pass through concrete floors or partitions, they shall be protected with a metal sleeve or be grouted with cement mortar.

Wherever sprinklers are exposed to corrosion, the heads shall be protected with an approved hermetically sealed cover, with an approved wax coating.

Rule 20. Drainage. All sprinkler pipe and fittings shall be so installed that they can be thoroughly drained, and where practicable, all piping shall be arranged to drain at the main drips.

Drains or drip pipes shall be so arranged as not to expose any part of the sprinkler system to frost, and shall be so connected, either by check valves or other means, that they will not [overthrow] overflow domestic service or other connections to the same sewer or house drain, or if carried through the wall and exposed to the weather, they shall be fitted with hoods or down-turned elbows.

Drains, pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet, shall be installed:

- At the base of the main riser;
- At each alarm valve;
- At each dry-pipe valve;
- At each gravity tank;
- At each pressure tank.
- At each fire department connection;
- On each floor, if independent floor control valves are used;

At each supply main, when the water in the same can be removed through any of the above drains. Such drains shall be installed with controlling valves so that flow-tests may be made to determine if the water supplies connections from yard mains to the inside of the build-

ing are in order without causing water damage or overflowing service connections to the same house drain. Any such drain shall be not less than two (2) inches in size except that drains at independent floor valves [may be one and one-quarter ( $1\frac{1}{4}$ ) inches in size] shall be not less than 1 inch in size where floor valves are not over  $2\frac{1}{2}$  inches in size and  $1\frac{1}{4}$  inches where floor valves are larger, and connected to a main drain riser of not less than  $1\frac{1}{2}$  inches in size. The drain at the main riser shall discharge into a cone or sight drain, or if carried through the wall and exposed to the weather, it shall be fitted with a hood or down-turned elbow.

*At an alarm valve at the top of a riser in a down-fed system a drain shall not be required.*

*At each gravity or pressure tank erected above roof of a building there shall be a 4-inch valved drain connection so arranged as to discharge on roof of building. And where a tank is on a separate structure altogether independent of buildings drain connection to be arranged to discharge at ground level.*

On automatic wet pipe systems, the horizontal branch pipes shall be pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet to drain towards the sources of supply with drip valves at the low points.

On automatic dry-pipe systems, branch pipes shall be pitched at least one-half ( $\frac{1}{2}$ ) inch in ten (10) feet.

Rule 21. Test Pipe. [On] In all wet-pipe automatic sprinkler systems a test pipe of not less than  $\frac{3}{4}$  inch in diameter shall be connected directly with each [riser] system but shall be connected to a pipe of not less than  $1\frac{3}{4}$  inches in diameter in upper story and arranged to discharge, through a  $\frac{1}{2}$ -inch brass outlet, preferably to a point where it can readily be seen. With long runs or many angles, size of test pipe [shall] should be increased to one (1) inch or larger. Controlling valve should be located at a sufficient distance from where the test pipe passes through the wall of the building so as to reduce to a minimum the chance of freezing of water in test pipe.

*In all dry-pipe automatic sprinkler systems a  $\frac{3}{4}$ -inch inspector's test pipe shall be installed at the end of the most distant branch line and fitted with a  $\frac{3}{4}$ -inch shut-off valve stopped with a brass plug.*

Rule 22. Pressure Gauges. A four and one-half ( $4\frac{1}{2}$ ) inch double-spring Bourdon pressure gauge shall be provided in all automatic sprinkler systems as follows:

- Above dry-pipe valves;
- Below dry-pipe valves;
- At the pressure tank;
- At the air compressor;
- Above the alarm valve;
- Below the alarm valve; and

In the connections from city water supply.

Provision may be made for taking the pressure both above and below the alarm valve and the dry-pipe valve with only one gauge at each valve.

*A gauge shall not be required at an alarm valve located at the top of a riser in a down-fed system.*

Gauge connections shall be taken from the supply main or riser and not from the two-inch drain or test pipe.

Gauges shall be installed in a suitable place protected from freezing and be controlled by a valve with arrangements for draining. A plugged outlet, not less than one-quarter ( $\frac{1}{4}$ ) inch in size, shall be located between each valve and gauge for purpose of installing the inspector's gauge.

Rule 23. Valves. All valves two (2) inches in diameter and under shall be of brass or bronze, or other approved [non-corrodible] non-corrosive material. Valves over two (2) inches in diameter shall be of brass, or bronze or iron body, brass mounted, or of other approved [non-corrodible] non-corrosive material.

All sidewalk Siamese inlet valves, caps and chains shall be of galvanized cast iron or other approved [non-corrodible] non-corrosive material.



# PUBLIC HEARING

All gate valves shall be solid or double wedge disc, sufficing box pattern with hand wheel, outside screw and yoke, or other approved indicator pattern.

All check valves shall be approved straight way regrinding pattern, so built that the clappers may be readily removed for repairs.

**Rule 24. Water Supply Gate Valves.** The piping connecting each source of water supply with the sprinkler system shall be provided with a gate valve of the outside screw and yoke type, sealed open and tagged to designate its purpose, so located as to control each source of water supply except that from fire department hose connections. All such gate valves shall be located within the building where easily visible and readily accessible and as close as possible to the supply inlet.

**Rule 25. Water Supply Check Valves.** The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two-source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies, except that where the two sources of supply consist of tanks located above the highest line of sprinklers, a gate valve need only be provided on the downstream side of each check valve.

**Rule 26. Control Valves.** All automatic sprinkler systems shall be provided with a **main control or shutoff valve** arranged to be readily accessible and sealed in the open position; except that when the sprinkler system is fed from water supplies on the roof of the building, independent and readily accessible floor control valves, sealed in the open position, may be installed.

When not more than ten (10) standard one-half ( $\frac{1}{2}$ ) inch sprinkler heads or three (3) Conran\* heads in any automatic wet pipe system are exposed to cold and subject to freezing, shutoff valves may be provided to discontinue the water supply to such heads between November 1 and April 1. A greater number of heads than specified above, located in places which cannot be properly heated, shall be controlled by an automatic dry-pipe valve.

**Rule 27. Dry-Pipe Valves.** A dry-pipe valve shall be taken to mean a valve automatically controlling the water supply of the sprinkler system in such a manner that under normal conditions its piping system beyond the valve is maintained dry, but in the event of fire, the valve automatically releases the water into the sprinkler system, for fire extinguishing purposes.

Dry-pipe valves shall, for the purpose of these rules, be classified as follows:

Type A, in which the valve is actuated by the release of compressed air in the sprinkler piping system, due to the opening of a sprinkler head; and

Type B, in which the valve is actuated by an approved trip under electric control of an approved automatic thermostatic fire alarm system.

Dry-pipe valves shall be located as near as practicable to the sprinkler system in an enclosed and accessible place protected from mechanical injury and freezing.

*When anti-columning pipes are used, they shall be either lead lined or of brass.*

Automatic wet-pipe sprinkler systems in which only twenty-five (25) per cent of the heads are required to be maintained dry for protection from freezing, shall have only such heads under dry-pipe valve control.

(a) When "Type A" valve is installed, the air pressure in sprinkler systems under such dry-pipe valve control shall not exceed forty (40) pounds per square inch, nor be permitted to fall below twenty-five (25) pounds per square inch, nor shall it be less than one-sixth ( $\frac{1}{6}$ ) of the water pressure in any case.

The air compressor shall have a capacity of not less than eleven (11) cubic feet per minute and the air supply to the pump shall be taken, if possible, from a room containing dry air, or it shall be passed through a drying chamber containing calcium chloride, in order to avoid the introduction of moisture into the system.

The air pressure on such dry-pipe systems shall be maintained throughout the year.

Not more than the following number of heads shall be controlled by one "Type A" dry-pipe valve:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

*Where equipped with an approved quick-opening device, the following number of heads may be controlled by one "Type A" dry-pipe valve:*

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

(b) When "Type B" valve is installed the actuating alarm system shall be designed to operate at a temperature lower than that required to open the sprinkler heads, and all connections between the alarm system and the dry-pipe valve shall be adequately protected against injury of any kind.

When required by the administrative official having jurisdiction, the dead end of every feed main in such dry-pipe system shall be provided with an air relief valve or vent so constructed as to be normally open in order to permit the free escape of air from the system, but to close automatically against the escape of water.

Not more than the following number of heads shall be controlled by one "Type B" dry-pipe valve:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

**Rule 28. Alarm Valve.** All automatic wet pipe sprinkler systems shall be equipped with an alarm valve so constructed that a flow of water through a one-half ( $\frac{1}{2}$ ) inch or larger will operate an electric or mechanical gong.

Dry pipe valves shall be equipped with a reliable device to give either an electrical or mechanical alarm.

**Rule 29. High and Low Water and Pressure Alarm.** Gravity tanks shall be equipped with a device to indicate when the water falls below or rises above the normal level in the tank, with an indicator or alarm located in the engine room near the pump.

All pressure tanks shall be equipped with a device to indicate when the pressure in the tank falls below seventy (70) or rises above eighty (80) pounds per square inch with an indicator or alarm located in the engineer's room [near the compressor].

**Rule 30. Heating of Tanks.** The water in all sprinkler tanks subject to freezing shall be protected by interlocking heating the water or enclosing the tank in a frost-proof house properly heated and lighted.

**Rule 31. Concealed Pipe Systems.** All pipe in concealed pipe systems shall be of standard full-weight wrought iron or steel, painted with two coats of protective paint, one before and one after installation. Such pipe shall be installed in ducts or be encased in cement mortar and shall be inspected prior to concealment. When installed in concealed space between floor arches and ceiling, such pipe shall be supported by hangers and all pipe, fittings and hangers be protected with two coats of paint.

**Rule 32. Preparation of Building.** Floor or wall coverings and other structural defects which prevent the buildup of heated air and retard the automatic action of sprinkler heads shall be provided with the necessary curtain boards and draft stops to permit specific control of the air by the local sprinklers.

Curtain boards shall project at least three (3) inches below the lowest sprinkler.



# PUBLIC HEARING

Rule 33. *Approval of Sprinkler System [Tests]. Before acceptance all automatic sprinkler systems, excluding the water supply tanks, shall be subjected after installation to a hydrostatic pressure of a test of at least fifty (50) pounds per square inch in excess of that which will be normally tried and observed in the sprinkler system, such test pressure, however, never to be less than one hundred and twenty (120) pounds per square inch in any part of the system.*

All pressure tanks shall be tested after erection to a test pressure of one and one-half (1½) times the working pressure. To prevent the possibility of serious water damage in case of a break, the pressure shall be maintained by a hand pump, the main controlling gate being meanwhile closed. Brine or other corrosive chemicals shall not be used for testing systems.

In automatic dry-pipe systems with "Type A" valve connected, an air pressure of forty (40) pounds per square inch shall be pumped up, be held for twenty-four (24) hours, all leaks stopped which allow a loss of pressure of over one (2) pounds per square inch for the twenty-four (24) hours.

In the case of automatic dry-pipe systems with differential "Type A" valve, the valve shall be held off its seat during the test to prevent injuring the valve.

Non-automatic systems shall be tested after installation at not less than fifty (50) pounds per square inch in excess of the pressure necessary to reach the highest line of sprinklers.

All tests of installed systems shall be made by the contractor in the presence of the Fire Commissioner, or his authorized representative.

No piping, devices nor any portion of a newly constructed sprinkler system shall be covered up or permanently concealed until tested by the Bureau of Fire Prevention and approved of in writing, except piping passing through floors, partitions or beams for distances equal to the thickness of such floors, walls, partitions or beams.

Rule 34. *Non-fireproof Business Buildings. Automatic sprinklers required in non-fireproof business buildings under the provisions of Chapter 5, Article 4, Section 72, Code of Ordinances, unless otherwise specifically provided in these rules, shall consist of at least a One Source System.*

Rule 35. *Dangerous or Hazardous Buildings. Automatic sprinklers required in buildings having occupancies considered to be dangerous or hazardous by the Fire Commissioner shall consist of at least a one-source system unless otherwise specifically provided for in these rules.*

Rule 36. *Factories and other Buildings. Automatic sprinklers required in buildings under the provisions of the Code of Ordinances and the Labor Law shall consist of at least a one-source system.*

Rule [35] 37. *Theatre Buildings. Automatic sprinklers required in theatre buildings under the provisions of Chapter 10, Article 25, Section 524, Code of Ordinances, shall consist of at least a One Source System.*

Rule [36] 38. *Firework Storage. Automatic sprinklers required in buildings in which fireworks are stored or sold under the provisions of Chapter 10, Article 6, Section 92, Code of Ordinances, shall consist of a Two Source System.*

Rule [37] 39. *Nitro-Cellulose Products. Automatic sprinklers as required in buildings in which nitro-cellulose products are stored under the provisions of Chapter 10, Article 19, Section 232, Code of Ordinances, shall consist of a system supplied from both approved gravity tank supply and an approved pressure tank supply, except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems, in conformity with the provisions of this rule as in force up to December 1, 1921.*

*In buildings wherein are stored or handled only limited quantities of nitro-cellulose products, not exceeding 500 pounds, the automatic sprinklers may consist of a two source system as provided for in Rule 12.*

Rule [38] 40. *Inflammable Motion-Picture Films. Automatic sprinklers, required in buildings in which inflammable motion-picture films are stored under the provisions of Chapter 10, Article 20, Section 241, Code of Ordinances, shall consist of a system supplied from both an approved gravity tank supply and an approved pressure tank supply except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to December 1st, 1921.*

Rule [39] 41. *Existing Installations and Approvals. Automatic extinguisher systems and devices heretofore approved and accepted by the authorities having jurisdiction shall not be required to conform to the provisions of these rules; and all such systems heretofore installed shall not be required to be altered to conform to these rules so long as the fire hazard due to construction and occupancy of the building is not increased or where substantial additions or extensions in height or area is made to the building when these rules shall apply if deemed advisable or necessary by the Fire Commissioner and the system after inspection is found to be in good working order.*

Rule 42. *Communicating Openings. When a building fully equipped with sprinklers communicates with another not so equipped the openings must be protected by approved fire doors on both sides of the wall, one of which must be automatic.*

Rule 43. *Maintenance Inspections. Automatic sprinkler systems shall be inspected at least once a month by the person in charge of the building, or by other competent person employed by the owner, to see that all parts of the system are in perfect working order, and the fire department connection or connections, if any, ready for immediate use by the Fire Department. A detailed record of each inspection shall be kept for examination by a representative of the Fire Department.*

*There shall be kept available at all times in the premises a supply of extra sprinklers, never less than six (6), to replace promptly any fused or damaged sprinklers. And there shall be one or more employees instructed in the maintenance of sprinkler system.*

Rule 44. *Open Sprinklers. When open sprinklers are required for exposure protection by the Fire Department as specified in the Building Code they shall be installed in accordance with the rules of the National Board of Fire Underwriters. Plans for such installation to be filed with the Fire Department for approval.*

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire of Form 13A, for notices to property owners, such are not to be supplied by this office. Applicant is entitled only to one copy of Form 13A, and is to be filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including March 17, 1926 .....	223
Restored to calendar .....	15
MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	34
Requests to amend .....	8
Requests for modification .....	7
Requests to rescind .....	0
Requests for extension of time .....	1
Requests for extension of permit .....	5
Requests for mechanical installations .....	0
Requests for approval of plans .....	2
Administrative requests .....	1
Requests for interpretation .....	0
Total .....	1039
Disposed of .....	361
Cases pending March 17, 1926 .....	678

DISPOSITION OF CASES.	
Withdrawn .....	
Dismissed .....	
Denied .....	
Granted .....	
Granted on conditon .....	
Appliances approved .....	
Appliances dismissed, disapproved or withdrawn .....	
Rules approved .....	
Rules disapproved or rescinded .....	
MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	
Requests to reopen denied .....	
Requests to amend granted .....	
Requests to amend denied .....	
Requests for modification granted .....	
Requests for modification denied .....	
Requests to rescind granted .....	
Requests to rescind denied .....	
Requests for extension of time granted .....	
Requests for extension of time denied .....	
Requests for extension of permit granted .....	
Requests for extension of permit denied .....	
Requests to install granted .....	
Requests to install denied .....	
Plans approved .....	
Plans disapproved .....	
Administrative requests granted .....	
Administrative requests denied or withdrawn .....	
Interpretations .....	
Requests withdrawn or dismissed .....	
Total .....	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plaintiff's failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

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CITY OF NEW YORK

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No. 13

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Office—Municipal Building, Rooms 1001 to 1015.

Telephone—Worth 0184.

Office Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, March 23, 1926, at 10 a. m.

Minutes of Regular Meeting, March 23, 1926, at 2 p. m.

Correction.

Notice of Public Hearing.

Reserve Calendar.

Rules.

Progress Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 30, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 6, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending March 24, 1926.*

*Cal. No. Department. Premises Affected.*

250-26-A.....B.B.Q. ... S. E. cor. Laurel Hill blvd.  
& 22d st., Elmhurst, L. I.,  
Q.

N. B. 2030-1926

249-26-SA.....F.D. .... Peerless Rotary Oil Burner.  
Appliance.

248-26-A.....F.D. .... 100 Review ave., L. I. City, Q.  
F-88591.

247-26-A.....F.D. .... 283 Ryder Ave., Bx.  
L. C. 33207.

246-26-SA.....F.D. .... The Walker Oil Burner.  
Appliance.

245-26-BZ.....B.B.Q. ... 183-185 Patterson ave., As-  
toria, Q.

Alt. 697-1926.

244-26-BZ.....B.B.Bx. .. 285 E. 170th st., Bx.

N. B. 1792-1923.

243-26-A.....F.D. .... 82-96 White st., Bklyn.

F-90100.

242-26-BZ.....B.B.B. ... 187-9 Prospect Park W.,  
Bklyn.

Applic. 3318-1926.

241-26-A.....B.B.M. ... 596-614 Lenox ave., Man.

Certificate of Occupancy.

240-26-BZ.....B.B.Bx. .. 1661 St. Nicholas ave., Bx.

N. B. 97-1926.

239-26-BZ.....B.B.B. .. 1890-1900 Gravesend ave.,  
Bklyn.

Applic. 2450-1926.

238-26-A.....B.B.B. ... W. S. of W. 23d st., 100 ft.  
N. of Mermaid ave., Bklyn.

Applic. 15532-1925.

237-26-S.....F.D. .... 209 Pearl st., Man.

L. D. 78229.

236-26-A.....F.D. .... 114-116 Fulton st., Man.

F-74633.

235-26-S.....B.B.M. .. 228 E. 51st st., Man.

Certificate of Occupancy.

234-26-BZ.....B.B.Bx. .. E. S. Cedar ave., 83 ft. 11 in.  
S. W. 179th st., Bx.

N. B. 153-1926.

233-26-BZ.....B.B.Bx. .. 1361-1371 Westchester ave.,  
Bx.

N. B. 13-1926.

232-26-BZ.....B.B.Bx. .. N. W. C. Webster ave. &  
Ford st., Bx.

N. B. 503-1926.

231-26-A.....F.D. .... 517 83d st., Bklyn.

L. C. 1040.

230-26-BZ.....B.B.M. ... 24-26 E. 40th st., Man.

N. B. 106-1926.

229-26-S.....F.D. .... 23 W. 26th st., Man.

L. D. 91790.

228-26-A.....F.D. .... 90 Ridge st., L. I. City, Q.

F-89715.

227-26-BZ.....F.D. .... 133-135 W. 100th st., Man.

N. B. 1672-1925

226-26-A.....B.B.Bx. .. 640-642 Southern blvd., Bx  
Viol. 256-192

225-26-A.....F.D. .... 2-12 W. 141st st., Man.  
L. C. 3312

224-26-A.....B.B.M. ... 689-691 Fifth ave., Man.  
N. B. 435-192

*Restored to Calendar.*

181-26-A.....F.D. .... 64-66 Fifth ave., Man.  
Order No. 11-

1213-25-BZ.....B.B.B. ... 4001-4011 14th ave., Bklyn.  
Applic. 21188-19

421-25-S.....F.D. .... 136-140 W. 23d st., Man.  
LD-652

330-25-A.....F.D. .... 66-70 Wyckoff ave., Bklyn  
F-718

213-25-A.....F.D. .... 305 E. 170th st., Bx.  
LC-246

721-23-BZ.....B.B.B. ... 56-60 Cedar pl., Bklyn.  
N. B. 10052-192

## CODE.

F.D. .... Fire Department  
H.D. .... Health Department  
B.B.B. .... Bureau of Buildings, Brooklyn  
B.B.M. .... Bureau of Buildings, Manhattan  
B.B.Q. .... Bureau of Buildings, Queens  
B.B.R. .... Bureau of Buildings, Richmond  
B.B.Bx. .... Bureau of Buildings, Bronx  
T.H.D. .... Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, MARCH 30, 1926, AT 2 P. M.**

*Building Zone Cases.*

496-25-BZ.

APPLICANT—Henry Nordheim, for William Held, owner.  
PREMISES—737-741 Huntspoint avenue, The Bronx.  
APPLICATION, under section 21 of the building zone

TO PERMIT in a business district the erection and re-  
tenance of a garage for the storage of more  
five (5) motor vehicles.

915-25-BZ.

APPLICANT—Daniel Campbell, Jr., for Mary E.  
Nostrand, owner.

PREMISES—338 Broadway, Flushing, Borough of Queens  
APPLICATION, under section 7a of the building zone  
resolution,

TO PERMIT in a residence district the extension of  
existing building used for business purposes.

943-25-BZ.

APPLICANT—Luke Flanagan, for J. I. & C. Stein  
poration, owner.

PREMISES—406 East 77th street, Manhattan.  
APPLICATION, under section 21 of the building zone  
tion,

TO PERMIT in a business district the use of an ex-  
building as a motor vehicle repair shop on the  
story.

1123-25-BZ.

APPLICANT—Joseph Paroscandola, owner.



# CALENDAR

REMISES—292-294 Court street, Brooklyn.  
APPLICATION, under section 7c of the building zone resolution,  
PERMIT the extension from a business into a residence district of a proposed theatre building.

81-25-BZ.

APPLICANT—Emil Koeppel, for Isidore S. Koeppel, owner.

REMISES—668-672 Howard avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a residence district the alteration and use of part of the first story of an apartment house for store purposes.

26-BZ.

APPLICANT—Deiches, Goldwater & Flynn, for John Kasser, owner.

REMISES—3600 Jerome avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-25-BZ.

APPLICANT—Eugene De Rosa, for Flatbush Associates, owner.

REMISES—2101-2121 Church avenue, Brooklyn.  
APPLICATION, under section 7c of the building zone resolution,  
PERMIT the extension from a business district into a residence district of a proposed theatre.

6-BZ.

APPLICANT—Edward P. Doyle, for Carollo Brothers, owners.

REMISES—Southwest corner of Chestnut street and Astoria avenue, Astoria, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.

APPLICANT—Joseph Bourke, for New York Evening Journal, Inc., owner.

REMISES—301-315 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
PERMIT in a residence district extending from a business district the erection and maintenance of a theatre building.

## MARCH 30, 1926, 10 A. M.

### Appeals from Administrative Orders.

25-A—237-241 Wallabout street, Brooklyn.  
25-A—240-256 East 139th street, The Bronx.  
25-A—456 Hamilton avenue, Brooklyn.  
25-A—2-4 Nevins street, Brooklyn.  
25-A—131-133 West 55th street, Manhattan.  
26-A—10-14 East 41st street, Manhattan.  
25-A—210 Fifth avenue, Manhattan.  
25-A—West side of Fifth avenue, 100 ft. south of Washington avenue, Long Island City, Borough of Queens.

1229-25-A—549-561 Grand avenue, Brooklyn.

1245-25-A—131-137 West 44th street, Manhattan.

1270-25-A—27 Wilbur avenue, L. I. City, Borough of Queens.

1290-25-A—780 Madison street, Brooklyn.

1159-25-A—43-47 West 16th street, Manhattan.

753-25-A—405-409 West 13th street, Manhattan.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 30, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1066-25-BZ—Application, October 20, 1925, under section 7g of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Roland Lievendag, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Queens avenue and 24th street, Flushing, Borough of Queens.

CAL. NO. 1168-25-BZ—Application, November 12, 1925, under section 7e of the building zone resolution, of James A. Boyle, applicant, on behalf of Elizabeth J. Schaedle, Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 140-144 Devoe street, Brooklyn.

CAL. NO. 1239-25-BZ—Application, December 2, 1925, under sections 7e and 21 of the building zone resolution, of Alfred H. Townley, applicant, on behalf of Carbar Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 110-130 West 51st street and 109-131 West 50th street, Manhattan.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an ex-



# CALENDAR

isting garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 1203-25-BZ—Application, November 26, 1925, under section 7c of the building zone resolution, of James A. Boyle, architect, on behalf of F. R. & P. Building Corporation, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 2221-2233 59th street, Brooklyn.

CAL. NO. 1302-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Kay-Wei Building Corporation, owner, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1751-1765 67th street, Brooklyn.

CAL. NO. 1303-25-BZ—Application, December 16, 1926; under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Mary E. Butler, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Hoffman street, 171.14 ft. north of East 184th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## MARCH 30, 1926, 2 P. M.

### *Petitions for Variations.*

739-25-S—319-321 East 53rd street, Manhattan.

908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.

993-25-S—408-410 Broadway, Manhattan.

988-25-S—385 Madison avenue, Manhattan.

1110-25-S—602 Madison avenue, Manhattan.

18-24-S—14-16 East 38th street, Manhattan.

1090-25-S—16 West 45th street, Manhattan.

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

1121-25-S—130-132 West 25th street, Manhattan.

654-25-S—539 Schenck avenue, Brooklyn.

871-25-S—241 Wythe avenue, Brooklyn.

1037-25-S—235 West 27th street, Manhattan.

1124-25-S—2350 Linden street, Ridgewood, Borough of Queens.

1170-25-S—2515 Amsterdam avenue, Manhattan.

1220-25-S—42 West 28th street, Manhattan.

1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.

1251-25-S—356-360 West 36th street, Manhattan.

1252-25-S—359-363 West 36th street, Manhattan.

1258-25-S—571-583 Eighth avenue, Manhattan.

1271-25-S—209 West 48th street and 1599 Broadway, Manhattan.

### *Appliances Submitted for Approval.*

1193-25-SA—Paramount Fuel Oil Burner, approval of.

1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

752-25-SA—Toro Emergency Gas Shut-Off Valves. Approval of.

## CALL OF CLERK'S CALENDAR.

TUESDAY, APRIL 6, 1926, AT 2 P. M.

### *Building Zone Cases.*

907-25-BZ.

APPLICANT—George M. McCabe, for Elena E. Gooda Lina Ettlinger and Pauline H. Drew, owners.

PREMISES—East side of Ogden avenue, 75 ft. north of West 166th street, Bronx.

APPLICATION, under sections 7e, 7c and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1233-25-BZ.

APPLICANT—James L. McDonald, for John McDonald, Jr., owner.

PREMISES—224 Brighton avenue, Tottenville, Richmond County.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline selling station.

1267-25-BZ.

APPLICANT—Thomas I. Sheridan, for Louis Kraus, owner.

PREMISES—308 West 124th street and 266-272 St. Nicholas avenue, Manhattan.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the alteration and change of occupancy of a building, formerly used as a stable, to a garage for the storage of more than five (5) motor vehicles.

1319-25-BZ.

APPLICANT—Louis F. Waillant, for Antonio Caruso, owner.

PREMISES—47-49 Kingsland avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a business district the alteration, extension and enlargement of a building used as a shop and the storage of rags and paper.

1323-25-BZ.

APPLICANT—William F. Regan, for Marie Bausser, owner.

PREMISES—4621 Proctor street, Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

20-26-BZ.

APPLICANT—Walter B. Wills, for Frank Harlow, owner.

PREMISES—1219-1223 Putnam avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# CALENDAR

38-26-BZ.

APPLICANT—John J. Dunnigan, for Alfred B. Maclay, owner.

PREMISES—2044-2086 Webster avenue, The Bronx.

APPLICATION, under sections 7e and 7c of the building zone resolution,

TO PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

64-26-BZ.

APPLICANT—William F. Doyle, for Vincent Valentine, owner.

PREMISES—540-550 West 58th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, on a portion of a street between two intersecting streets, in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five motor vehicles.

55-26-BZ.

APPLICANT—William F. Doyle, for Sobol Brothers, owners.

PREMISES—1313 Fifth avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension of a gasoline service station.

57-26-BZ.

APPLICANT—Sloan and Robertson, for 551 Fifth Avenue Corporation, owner.

PREMISES—547-551 Fifth avenue and 3-7 East 45th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a 1¼ times district and partly in a 2 times district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution.

26-25-BZ.

APPLICANT—Crocker National Fire Prevention Engineering Co., for Frederick Semken, owner.

PREMISES—2230-2254 Cropsey avenue, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

71-25-BZ.

APPLICANT—William H. Kehoe, for Independent Milk & Cream Corp., lessee.

PREMISES—325 East 152nd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the use of an existing building as a milk dairy or bottling establishment.

213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

PREMISES—4001-4011 Fourteenth avenue, Brooklyn.

APPLICATION, under sections 7b and 7c of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre and store building (previously denied).

APRIL 6, 1926, 10 A. M.

## Appeals from Administrative Orders.

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

732-25-A—2327 Arthur avenue, rear, The Bronx.

987-25-A—524 East 187th street, The Bronx.

160-26-A—85-11 127th street, Richmond Hill, Borough of Queens.

1311-25-A—542 East 19th street, Manhattan.

1312-25-A—416-432 East 47th street, Manhattan.

1338-25-A—149 North 4th street and 148-150 North 5th street, Brooklyn.

1341-25-A—521-529 East 79th street, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 6, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 897-25-BZ—Application, September 3, 1925, under section 21 of the building zone resolution, of John W. Dolan, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Jackson avenue and 51st street, Corona, Borough of Queens.

CAL. NO. 1268-25-BZ—Application, December 9, 1925, under section 7a of the building zone resolution, of Henry J. Nurick, architect, on behalf of Isaac Levin, owner, to permit in a residence district the erection of a proposed extension to an existing factory building; premises 376-378 Throop avenue, Brooklyn.

CAL. NO. 1317-25-BZ—Application, December 18, 1925, under sections 7a and 21 of the building zone resolution, of D. S. Morrison, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Riverdale avenue and West 259th street, The Bronx.

CAL. NO. 1326-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alart Building Corporation, owner, to permit in a 1½ times district, the erection and maintenance of a street wall in part, to a height exceeding the limit required by the zone resolution; premises 2849-2855 Broadway, southwest corner of West 111th street, Manhattan.

CAL. NO. 1334-25-BZ—Application, December 23, 1925, under sections 7c, 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Robert R. Meyer, owner, to permit partly in a business district and partly in an unrestricted district the alteration and change of occupancy of a building formerly occupied as a stable to a garage for the storage of more than five (5) motor vehicles; premises 136-138 West 4th street, Manhattan.



# CALENDAR

CAL. NO. 728-24-BZ—Application, March 9, 1926, under sections 7g and 21 (old section 20) of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Helen B. Peckett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied by the board); premises 2074-2088 Fulton street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APRIL 6, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1254-25-A—Certificate of approval for combustible mixture (Flit).

1232-25-A—1140-1142 Teller avenue, The Bronx.

181-26-A—64-66 Fifth avenue, Manhattan.

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

823-25-A—1979-1981 Metropolitan avenue, Ridgewood, Queens.

742-25-A—26th to 27th streets, Fourth to Madison avenues, Manhattan.

330-25-A—66-70 Wyckoff avenue, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 6, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. N. J. 1194-25-BZ—Application, November 18, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Burlington Holding Corporation, owner, to permit in a residence district the erection and maintenance of a building to be used, in part, as stores; premises 178-186 Parkside avenue, 333-357 Ocean avenue, Brooklyn.

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district extending from a business district the

erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a proposed building to be used as show room, service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner 166th street (Bergen street) and 90th avenue (No. 1st street), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## APRIL 13, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

1343-25-A—285-289 Vernon avenue, Brooklyn.

1-26-A—83-85 Greene street and 128-132 Spring street, Manhattan.

23-26-A—West side of Van Alst avenue, 238 ft. south of South Jane street, L. I. City, Borough of Queens.

213-25-A—305 East 170th street, Bronx.

1247-25-A—Southeast corner of Lombardy street and Scarsdale avenue, Brooklyn.

1248-25-A—Southeast corner of Lombardy street and Scarsdale avenue, Brooklyn.

1329-25-A—23-29 Bond street, Manhattan.

1339-25-A—47-65 Stewart avenue, Brooklyn.

12-26-A—239 Nostrand avenue, Brooklyn.

49-26-A—279-281 Greene avenue, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 13, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 820-25-BZ—Application, March 9, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (previously opened March 9th for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

CAL. NO. 910-25-BZ—Application, September 9, 1925, under section 7e of the building zone resolution, of Croker National Fire Protection Engineering Co., applicant, on behalf of Peter Bressi, owner, to permit in a business district the change of occupancy of building used for the storage of hay, grain and feed to a garage for the storage of more than five motor vehicles; premises 1421-1425 65th street, Brooklyn.



# CALENDAR

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 1250-25-BZ—Application, December 4, 1925, under section 21 of the building zone resolution, of Charles J. Pintell, applicant, on behalf of Kojo Realty Corporation, owner, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 8165-8167 New Utrecht avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 13, 1926, 2 P. M.

## *Petitions for Variations.*

880-25-S—254-258 35th street, Manhattan.  
 286-25-S—736 Broadway, Manhattan.  
 289-25-S—780 Madison street, Brooklyn.  
 308-25-S—338-340 West 39th street, Manhattan.  
 309-25-S—348 West 36th street, Manhattan.  
 980-25-S—308 Hopkins avenue, Long Island City, Borough of Queens.  
 228-25-S—27-37 West 60th street, Manhattan.  
 260-25-S—335-337 West 38th street, Manhattan.  
 285-25-S—260-268 West 39th street, Manhattan.  
 314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
 927-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 928-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 929-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 930-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 932-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 933-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 935-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 936-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.  
 952-25-S—1364-1370 Broadway, Manhattan.  
 953-25-S—1364-1370 Broadway, Manhattan.  
 954-25-S—1364-1370 Broadway, Manhattan.  
 955-25-S—1364-1370 Broadway, Manhattan.  
 956-25-S—1364-1370 Broadway, Manhattan.  
 957-25-S—1364-1370 Broadway, Manhattan.  
 958-25-S—1364-1370 Broadway, Manhattan.

## *Appliances Submitted for Approval.*

263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.

APRIL 20, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

61-26-A—Northeast corner of Oak Point avenue and Barry street, The Bronx.

173-26-A—331-333 Bowery, Manhattan.

## *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 20, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 1169-25-BZ—Application, November 12, 1925, under section 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of James S. Schacht, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, APRIL 23, 1926, 10 A. M.

## SPECIAL MEETING.

### *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

APRIL 27, 1926, 10 A. M.

## *Appeal from Administrative Order.*

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan:

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 27, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

APRIL 27, 1926, 2 P. M.

## Petitions for Variations.

1325-25-S—240-244 West 41st street, Manhattan.  
722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.  
786-25-S—247 West 38th street, Manhattan.  
1261-25-S—341-343 West 38th street, Manhattan.  
1293-25-S—625-627 Sixth avenue, Manhattan.  
1332-25-S—117-121 Prince street, Manhattan.  
1333-25-S—469-471 Broome street, Manhattan.  
1347-25-S—233-235 West 35th street, Manhattan.

11-26-S—8½-12 Jones street, Manhattan.  
44-26-S—23 West 32nd street, Manhattan.  
22-26-S—529-531 West 46th street, Manhattan.  
994-25-S—2517 Atlantic avenue, Brooklyn.  
1230-25-S—424 Broome street, Manhattan.  
1287-25-S—74 St. Edwards street, Brooklyn.  
1340-25-S—47 Stewart avenue, Brooklyn.  
14-26-S—136-154 Varick street, 247-255 Spring street and  
32-40 Van Dam street, Manhattan.  
*Appliance Submitted for Approval.*  
1346-25-SA—Palmer Gravity Lock, approval of.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, MARCH 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, March 16, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, March 16, 1926, were approved as printed in the Bulletin, No. 12, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

753-25-A.

APPELLANT—Fish Realty Company, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—405-409 West 13th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to March 30, 1926, at 10 a. m., on written request.

966-25-A.

APPELLANT—Lena J. Fry, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Kenmore road, 72 feet west of Douglas road, Douglaston, Borough of Queens.

APPEARANCES—

For Appellant: Henry Schoenherr.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on request of appellant's representative.

1254-25-A.

APPELLANT—Standard Oil Company of New Jersey.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—Certificate of approval for combustible mixture "Flit."

APPEARANCES—

For Appellant: Dubois Gillette.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on request of appellant's representative.

1232-25-A.

APPELLANT—Benjamin Sackheim, for Weber Chemical Corp., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—1140-1142 Teller avenue, The Bronx.

APPEARANCES—

For Appellant: Emil Guterman.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on request of appellant's representative.

665-25-A.

APPELLANT—F. P. Keniston, for Spring Produce Corporation, lessee.

SUBJECT—Application for modification of resolution of appeal from order of fire commissioner.

PREMISES AFFECTED—2505 Third avenue, The Bronx.

APPEARANCES—

For Appellant: F. P. Keniston.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on request of appellant.

330-25-A.

APPELLANT—Thomas J. Donovan, for Irwin Berliner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—66-70 Wyckoff avenue, Brooklyn.

APPEARANCES—

For Appellant: Thomas J. Donovan.

ACTION OF BOARD—Appeal reopened and set for April 6, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon.....

810-25-A.

APPELLANT—William F. Doyle, for Chris. Cunningham, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted December 1, 1925 (appeal from decision of superintendent of buildings).

PREMISES AFFECTED—Foot of Greenpoint avenue and Newtown creek, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Plans submitted approved being in substantial compliance with resolution adopted December 1, 1925.



# MINUTES

## THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

1255-25-A.

APPELLANT—Joseph Bilowitz, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—309-311 Bedford avenue, Brooklyn.

APPEARANCES—

For Appellant: Joseph Bilowitz.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(1255-25-A)

WHEREAS, Joseph Bilowitz, owner, filed, December 5, 1925, an appeal from an order of the fire commissioner, affecting premises 309-11 Bedford avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 12, 1925, reads:

"1. Remove all benzine from the premises and discontinue the further storage of benzine on said premises for the reason that the storage and sale of volatile inflammable oil (benzine) is prohibited on Tenement House premises."

WHEREAS, the building is non-fireproof, three stories in height, 40 ft. by 67 ft. in area on 1st floor and 40 ft. by 2 ft. in area above. OCCUPIED: 1st story, south side, paint store, 2 persons; north side, dressmaker; occupied above as a tenement for four families; and

WHEREAS, appellant requested that he be permitted to store one drum of 50 gallons of benzine in brick one-story extension at the rear of the building, and contends that there is no heat in the extension; that the extension is lighted with electric light and that there are five fire pails, and proposes to install in the wall separating the extension from the store a standard automatic fire door.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

872-25-A.

APPELLANT—Joseph L. Burke, for Standard Oil Company, lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Southwest corner of Avenue U and East 56th street, Brooklyn.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Report of committee adopted; appeal denied.

## THE VOTE TO ADOPT REPORT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(792-25-A)

WHEREAS, Joseph L. Burke, for Standard Oil Company, lessee, filed, July 31, 1925, an appeal from a decision of the fire commissioner, affecting premises at the southwest corner of Avenue U and East 56th street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated July 31, 1925, reads:

"1. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade as per Section 111, Subdivision 5 of Article 8 of Chapter 10, Code of Ordinances.

"2. No tank shall have a capacity greater than 100,000 gallons as per Section 111, Subdivision 5 of Article 8 of Chapter 5 of the Code of Ordinances. Appeal may be taken to the Board of Appeals."

and

WHEREAS, the proposed plant consists of three one-story fireproof buildings, 60 ft. by 90 ft., 112 ft. by 90 ft. and 45 ft. by 15 ft.; OCCUPIED as a bulk oil storage and marketing plant; the storage system consists of four tanks, each 30 ft. in diameter by 40 ft. high, for the storage of gasoline, kerosene and oils; each tank surrounded by dike walls enclosing volume to exceed the tank capacity by 50 per cent; the entire property fronts 350 ft. on Avenue U and 650 ft. along the bulkhead line of Mill Basin; and

WHEREAS, the appellant proposes to erect four storage tanks on grade, of 211,500 gallons capacity each; he claims, with the exception of a one-story vacant building, there are no other buildings within 800 ft. of the premises; that the installation will comply with the law in all other respects except as to capacity and burying; in addition a complete chemical extinguishing system of the fire foam type will be installed; that it is impossible to bury the tanks on account of the rising tide water; that the board has granted similar request in this locality; and

WHEREAS, the full board made an inspection of the premises under consideration and submitted a report recommending denial.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

872-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Wm. Cohen, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—241 Wythe avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(872-25-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for William Cohen, owner, filed, August 27, 1925, an appeal from an order of the fire commissioner, affecting premises 241 Wythe avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 27, 1925 (Order No. 78827-F) reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 800 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basement, cellars and roofs), placed within main stairway enclosure.



# MINUTES

Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.”;

and

WHEREAS, the building is non-fireproof, three stories (39 ft.) in height, 200 ft. by 35 ft. and 126 ft., irregular, in depth, about 18,375 sq. ft. in area at 1st story and 7,475 sq. ft. above; OCCUPIED, manufacture of cans and the canning of honey; 1st story, 10 persons; 2nd story, 10 persons; 3rd story, 27 persons; and

WHEREAS, the appellant contends that the building is divided into areas: A, B, C, D and E; that the combined area of A, B, C and D equals 7,475 sq. ft.; that area E equals 10,900 sq. ft.; that the latter area is really a driveway or courtyard roofed over; that it would be difficult to maintain standpipes as there is no heat in such portion of the building.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises as now subdivided, and the present use and operation of the existing industry, shall remain substantially unchanged; that any horizontal openings shall be equipped with self-closing fireproof doors, and that the entire premises shall not be increased in height, area or dimension.

181-26-A.

APPELLANT—Philip J. Sinnott, for S. Kaplan & Company, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—64-66 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott and Mr. Kaufman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied. Reopened and set for hearing April 6, 1926, at 2 p. m.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent ..... 0

THE RESOLUTION:

(181-26-A)

WHEREAS, Philip J. Sinnott, for S. Kaplan & Company, Inc., owner, filed, March 2, 1926, an appeal from an order of the fire commissioner, affecting premises 64-66 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 17, 1926 (Order No. 11-A) reads:

“1. A wet automatic sprinkler system, installed as required by the Board of Standards and Appeals, to cover every square foot of the stage, dressing rooms and property room.

“2. Telegraphic communication with Fire Department Headquarters.”;

and

WHEREAS, the building is fireproof, nine stories (120 ft.) in height, 51 ft. 6¼ in. by 115 ft. and 125 ft., irregular, in depth, about 6,175 sq. ft. in area. OCCUPIED: Basement, 5 dressing rooms and boiler room; 1st story, auditorium, 284 seats; 2nd, 3rd and 4th stories, offices; 5th story, school; 6th story, school and 3 studio apartments; 7th, 8th and 9th stories, studio apartments; and

WHEREAS, the appellant contends that sprinkler systems are not required in theatres having less than 300 seats; that this theatre is located on the ground floor of a fireproof

building and provided with adequate exits; that the building is provided with a standpipe system, consisting of a gravity tank of 7,500 gallons capacity, located 20 ft. above the roof, which in turn is supplied by a 75 gallon per minute automatic pump; that the street main is 6 in. in diameter, fed both ways, minimum pressure is 45 pounds.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

A motion to reopen and reconsider was adopted and the hearing set for April 6, 1926, 2 p. m.

## BUILDING ZONE CASES.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Eveleth, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Inwood avenue and Macombs road, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926 at 10 a. m., on written request of applicant.

1120-25-BZ.

APPLICANT—John J. Dunnigan, for Folpad Realty Corp., owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Southeast corner of Atlantic avenue and Howard avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 10 a. m., on written request of applicant.

1200-25-BZ.

APPLICANT—Edward P. Doyle, for Hargreen Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—588 Knickerbocker avenue Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: M. Coleman.

ACTION OF BOARD—Laid over to April 6, 1926, 2 p. m., on request of the opposition.

1194-25-BZ.

APPLICANT—William F. Doyle, for Burlington Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used, in part, as stores.

PREMISES AFFECTED—178-186 Parkside avenue and 333-357 Ocean avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Maurice Raidman and Oscar Stolp.

ACTION OF BOARD—Laid over to April 6, 1926, 2 p. m., on request of the opposition.



# MINUTES

213-25-BZ

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings), under sections 7-b and c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building.

PREMISES AFFECTED—4001-4011 14th avenue, Brooklyn.

APPEARANCES—

For Applicant: Morris L. Kaufman.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call April 6, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

72-25-BZ.

APPLICANT—McCooley & Conroy, for James Fennimore, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-c of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—767-793 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Andrew S. Derby, Maurice E. Biederman, Maurice Raidman, Thomas J. F. Kirk and Jacob M. Palmer.

ACTION OF BOARD—Application withdrawn on request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

5-23-BZ.

APPLICANT—Thomas W. Lamb, for B. F. Keith's New York Theatre Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn).

PREMISES AFFECTED—109 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: J. W. Walters.

For Opposition: None.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., for full vote of board and inspection by committee of the board.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland ..... 3  
Negative: Commissioner Guilfoyle..... 1  
Not Voting: Chief Kenlon..... 1

9-25-BZ.

APPLICANT—Eugene DeRosa, for Hamford Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7b and 21 of building zone resolution, to permit the extension, from a business district into a residence district of a proposed building to be used as a theatre.

PREMISES AFFECTED—West side of Jerome avenue, 100 ft. south of 190th street, The Bronx.

APPEARANCES—

For Applicant: Alexander J. McManus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon ... 4

Negative: Commissioner Guilfoyle ..... 1

Absent ..... 0

THE RESOLUTION:

(1059-25-BZ)

WHEREAS, Eugene DeRosa, for Hamford Realty Corporation, owner, filed, October 26, 1925, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed building to be used as a theatre; premises west side of Jerome avenue, 100 ft. south of 190th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue and West Fordham road are in a business district, and Davidson avenue in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 26, 1925, reads:

"1. Erection of proposed theatre building in business district extending into residence district is contrary to Sec. 3 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story and balcony (70 ft.) in height, having a frontage of 161 ft. on Jerome avenue and a depth of 114 ft. 1/2 in.; occupied as a theatre, auditorium seating 1,516 persons, balcony seating 914 persons; the westerly court and a portion of the southwest part of the theatre, approximately 80 ft. in length, extends for a distance of about 7 ft. into the residence district; and

WHEREAS, the board deemed that the applicant was entitled to relief under sections 7b and 21 of the building zone resolution, as the main portion of the premises is within the business district.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall not be erected within 12 ft. of the rear property line, and that there shall be no openings in the rear gable wall other than the emergency exits required by law; that the exterior face of the rear and gable wall shall be finished in light color face brick; the building to be constructed in accordance with section 25 of the code of ordinances; all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1225-25-BZ.

APPLICANT—William F. Doyle, for Harold J. Levine, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection of an apartment house with stores on the 1st story.

PREMISES AFFECTED—2636-2656 Ocean avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.



# MINUTES

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1225-25-BZ)

WHEREAS, William F. Doyle, for Harold J. Levine, owner, filed, November 24, 1925, an application, under the building zone resolution, to permit in a residence and business district the erection of an apartment house with stores on the 1st story; premises 2636-2656 Ocean avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean avenue is in a residence district, and East 19th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 21, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 3.

"The erection of an apartment house with stores in a residential district.";

and

WHEREAS, the proposed building is of non-fireproof construction, four stories in height, with a frontage of 167 ft. 6¾ in. on Ocean avenue and 112 ft. 7¾ in. on Neck road; to be occupied as stores and apartment houses; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7c and 21 of the building zone resolution, due to the surrounding and abutting conditions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the 1st story on the street front of Neck road of the proposed structure of conforming use, to be developed in conjunction with the erection and construction of the four (4) story apartment house; as to the use of retail stores, specifically prohibiting the use and conduct of any fish store, meat market or delicatessen store, *on condition* that the store use shall be separated from the apartment house use of the 1st story, by unpierced walls of approved masonry; that the Ocean avenue wall shall return on the Neck road front with a brick pier of not less than 16 in.; that there shall be no openings on the Ocean avenue front, from the corner store, other than two windows at the rear of the stores, the sills of which shall be not less than 6 ft. above the sidewalk level; that the entire plot otherwise shall be maintained for conforming residential use and occupancy; that there shall be no signs erected on the premises; any advertising to be restricted to fixed letters on the plate glass show windows of the store fronts; that there shall be no produce or merchandise exposed or displayed on the exterior of the building; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1038-25-BZ.

APPLICANT—Gardiner Conroy, for Fangusta Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 21 and 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South side of East New York avenue, 200 ft. east of Schenectady avenue (878-89 East New York avenue), Brooklyn.

## APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Andrew S. Derby, Maurice Biederman, Maurice Raidman, Thomas J. Kirk, Jacob M. Palmer.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....

Negative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon .....

Absent .....

## THE RESOLUTION:

(1038-25-BZ)

WHEREAS, Gardiner Conroy, for Fangusta Realty Corporation, owner, filed, October 9, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 878-892 East New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East New York avenue, Maple street and Schenectady avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered September 2, 1925, reads:

"1. Occupancy being contrary to Zone Resolution (Art. II, Sec. 4, Subd. 15), application for above proposition is hereby denied. (Public garage for more than 5 cars in business district.)";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 137 ft. 6 in. on East New York avenue and 77 ft. 6 in. on Maple street and a depth of 190 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application and it hereby is *denied*.

1079-25-BZ.

APPLICANT—Philip Freshman, for John DeAngelis, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also a gasoline service station.

PREMISES AFFECTED—6418-6424 Fort Hamilton parkway, Brooklyn.

## APPEARANCES—

For Applicant: Daniel McNamara.

For Opposition: James Densmore, Albert Clemens, Max Reich, Oscar Madsen.

ACTION OF BOARD—Application denied in part granted on condition in part.

CONDITIONS—As specified in resolution.

## THE VOTE TO ADOPT REPORT OF COMMITTEE

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1079-25-BZ)

WHEREAS, Philip Freshman, for John DeAngelo, owner, filed, October 22, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, and also a gasoline service station; premises 6418-6424 Fort Hamilton parkway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 65th street, 64th street and Fort Hamilton parkway are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 17, 1925, reads:

"1. Proposition is contrary to Zone Resolution and is hereby denied (gasoline station and public garage for more than five cars in a business district), Art. II, Sec. 4, Subdiv. 15.";

WHEREAS, the premises under appeal involves two plots, one on the corner of Fort Hamilton Parkway 60 ft. 11 $\frac{3}{4}$  in. frontage by 90 ft. 0 in. in depth and the plot on 65th street 80 ft. front by 99 ft. 9 in. and 115 ft. 0 in. irregular for the proposed uses of a gasoline selling station on the corner plot and a one-story non-fireproof public garage on the 65th street plot; and

WHEREAS, the full board as a committee of inspection visited the premises and submitted a report thereon; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution, only so far as the application for variation affects the erection of a garage on the 80 ft. plot at the rear of premises on 65th street, and that the proposed gasoline service station on the corner lot, 60 ft. 11 $\frac{3}{4}$  in. by 90 ft., be denied.

*Resolved*, that the board of standards and appeals denies the application for gasoline selling station on corner lot and does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the plot 80 ft. front by an irregular depth of 99 ft. 9 in. and 115 ft., beginning 90 ft. westerly from Ft. Hamilton parkway, *on condition* that the building shall be limited in height to a one-story structure; that the easterly and westerly gable walls shall be unpierced throughout their entire height and length; that the front elevation on 65th street shall be finished with face brick and architectural terra cotta or stone trimmings, any gasoline storage equipment installed shall be located at the westerly end of the proposed structure at the front of the building; there shall be no signs erected other than one projecting electric sign indicating the title of the garage; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

53-25-BZ.

APPLICANT—Herbert Martin, for Ambassador Hotel Corporation, owner.

SUBJECT—Application (re: order of superintendent of buildings) under section 21 of the building zone

resolution, to permit in a residence district the maintenance of a business use.

PREMISES AFFECTED—341-351 Park avenue, Manhattan.

## APPEARANCES—

For Applicant: Michael F. Dee.

For Opposition: Insp. Alex. McPhee, Insp. John Lewes of building department, Harry Baer, R. W. Gillette, James A. McCarthy, Duncan Harris and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(1153-25-BZ)

WHEREAS, Herbert Martin, for Ambassador Hotel, Inc., owner, filed, November 9, 1925, an application, under the building zone resolution, to permit in a residence district the maintenance of a business use; premises 341-351 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue, 51st street and 52nd street are all in a residence district; and

WHEREAS, the order of the superintendent of buildings, rendered April 15, 1925, reads:

"You are hereby notified that the building situate on the front of the lot on the east side of Park Ave. commencing about 0 feet from the northeast corner of 51st St. and Park Ave., being a sub-bas. 17 story fireproof about 200 feet front, 200 feet rear, 179 feet deep, and 200 feet in height, and occupied as a hotel and known as Number 341-351 Park Ave. and located in a residence district in the Borough of Manhattan, in The City of New York, does not conform to section 3, Art. 2 of the BUILDING ZONE RESOLUTION of the Board of Estimate and Apportionment adopted July 25, 1916, in the respects noted below: In that of occupying the first floor as a broker's office and drug-gist, which use is a business and not an occupancy use customarily incident to the operation of a hotel.

"You are hereby directed to discontinue said use, in compliance with the requirements of the Building Zone Resolution.";

and

WHEREAS, the existing building is of fireproof construction, 18 stories and pent house in height, with a frontage of 200 ft. 10 in. and a depth of 38 ft. 4 in. and 179 ft. 1 in., irregular; to be occupied as drug store, broker's office and as hotel; and

WHEREAS, a certificate of occupancy now in force issued by the bureau of buildings included a store occupancy for a use presumably incidental to the operation of a hotel; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution in that the non-conforming use is an accessory to the conduct of a hotel.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the business use in the matter of the appeal before the board be restricted to a specific room on the 1st story, located at the extreme northerly end of the corridor of the hotel,



# MINUTES

the entrance to this business booth or store to be from the public corridor of the main entrance of the hotel only and shall be restricted to the use and occupancy of this single room as a retail pharmacy, and that the use of the mezzanine room directly over shall be restricted to the conduct of a brokerage office, for the accommodation and convenience of occupants and dwellers of this hotel; that there shall be no exterior signs exposed and no advertising permitted in the window; no outward display of signs or advertising, other than five (5) fixed metal letters on the exterior of the stone pier on the corner of 52nd street and Park avenue; and that the entire structure otherwise shall be confined to conforming uses as permitted in residential sections, and that the requirements of the building zone resolution shall be maintained in all other respects.

## AREAS FIXED.

(203-26-BZ)

The chairman presented and read a communication from Joseph Popkin, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 402 Osborn street, Brooklyn.

The following area was approved by the board:

Both sides of Osborn street from a point 100 ft. south of Riverdale avenue to a point 400 ft. north of proposed poultry slaughter house; also the premises at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

(6-26-BZ)

The chairman presented and read a communication from Frederick J. Flynn, requesting this board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 145-147 West 120th street, Manhattan.

The following area was approved by the board:

Both sides of West 120th street from St. Nicholas avenue to a point 100 ft. west of Manhattan avenue; the easterly side of Manhattan avenue from West 120th street to West 121st street and also the property at rear and for a distance of 50 ft. each side of the side lot lines of the premises in question.

(502-25-BZ)

The chairman presented and read a communication from Emil Guterman, requesting this board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 145-147 Astoria avenue, Flushing, Queens.

The following area was approved by the board:

Both sides of Astoria avenue from 2nd avenue to Goodrich street; both sides of Isabella place from Astoria avenue to a point 200 ft. southerly therefrom and also the property at rear and for a distance of 50 ft. on each side of the side lot lines of the premises in question.

Adjourned 2 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MARCH 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### APPEALS FROM ADMINISTRATIVE ORDERS.

764-25-A.

APPELLANT—George Keister, for Earl Carroll Realty Corp., owner.

SUBJECT—Appeal from decision of superintendent of buildings and order of fire commissioner.

PREMISES AFFECTED—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

APPEARANCES—

For Appellant: James J. Munro.

ACTION OF BOARD—Laid over to April 27, 1926, at 10 a. m., on request of appellant's representative.

1199-25-A.

APPELLANT—Edward P. Doyle, for Court House Building Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., to amend application for fuel oil installation.

823-25-A.

APPELLANT—H. C. Bohack Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1979-1981 Metropolitan avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on request of appellant's representative.

742-25-A.

APPELLANT—Cass Gilbert, Inc., for New York Insurance Co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—26th to 27th streets, Fort to Madison avenues, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on written request.

213-25-A.

APPELLANT—G. G. Gottlieb, for H. C. Dubin, owner.

SUBJECT—Application for reopening—appeal from order of fire commissioner.

PREMISES AFFECTED—305 East 170th street, Bronx.

APPEARANCES—

For Appellant: Lena Dubin.

ACTION OF BOARD—Appeal reopened and set for hearing April 13, 1926, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....



# MINUTES

189-25-A.  
APPELLANT—Corbett & Bertolone, lessees.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—17 West 45th street, Manhattan.  
APPEARANCES—  
For Appellant: Robert S. Tipping.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal withdrawn on report of fire department representative that the order, having been complied with, was dismissed.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

8-25-A.  
APPELLANT—The Frank A. Munsey, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—280 Broadway, Manhattan.  
APPEARANCES—  
For Appellant: James F. Conway.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal withdrawn without prejudice.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

4-25-A.  
APPELLANT—Edward P. Doyle, for Louis Schrag, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—134 West 23rd street, Manhattan.  
APPEARANCES—  
For Appellant: Edward P. Doyle.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(524-25-A)

WHEREAS, Edward P. Doyle, for Louis Schrag, owner, filed, May 20, 1925, an appeal from an order of the fire commissioner, affecting premises 134 West 23rd street, Manhattan; and  
WHEREAS, the order of the fire commissioner, No. 71584, dated February 9, 1925, reads:  
"Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the rules of the Board of Standards and Appeals, adopted January 11th, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately, when-

ever the necessity arises. Section 2-a, Chapter 12, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories and cellar in height, 18 ft. 9 in. by 98 ft. 9 in. in area. OCCUPIED: Cellar, stock, 3 persons; 1st story, store, 4 persons; 2nd story, tailor, 5 persons; 3rd story, furrier, 5 persons; 4th story, pleating, 5 persons; gas is used for heating and lighting purposes, the seven existing gas meters are from 3 to 10 lights capacity; and

WHEREAS, the appellant contends that the installation of a gas shut-off valve would not add to the safety of anyone in case of fire; that it is not his duty to protect anyone against gas until the gas becomes his property; that the regulation of the use of gas should be made by the Public Service Commission, which alone has jurisdiction.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

525-25-A.  
APPELLANT—Edward P. Doyle, for Emily McGuckin, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—146 West 23rd street, Manhattan.  
APPEARANCES—  
For Appellant: Edward P. Doyle.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(525-25-A)

WHEREAS, Edward P. Doyle, for Emily McGuckin, owner, filed, May 20, 1925, an appeal from an order of the fire commissioner, affecting premises 146 West 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 71973-F, dated February 24, 1925, reads:

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11th, 1924. \* \* \*";

and

WHEREAS, the building is non-fireproof, five stories and cellar in height, 25 ft. by 98 ft. 9 in. in area. OCCUPIED: Cellar, vacant; 1st story, store, 2 persons; 2nd story, covering buttons, 5 persons; 3rd story, pleating, 10 persons; 4th story, furrier and jeweler, 10 persons; 5th story, skirts, 5 persons; gas is used for heating and lighting purposes; the six existing gas meters are from 3 to 10 lights capacity; and

WHEREAS, the appellant contends that the installation of a gas shut-off valve would not add to the safety of anyone in case of fire; that it is not his duty to protect anyone against gas until the gas becomes his property; that the regulations of the use of gas should be made by the Public Service Commission, which alone has jurisdiction.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

526-25-A.  
APPELLANT—Edward P. Doyle, for Louis Schrag, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—153 West 21st street, Manhattan.



# MINUTES

## APPEARANCES—

For Appellant: Edward P. Doyle.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(526-25-A)

WHEREAS, Edward P. Doyle, for Louis Schrag, owner, filed, May 21, 1925, an appeal from an order of the fire commissioner, affecting premises 153 West 21st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 71476-F, dated February 6, 1925, reads:

"1. Provide an approved gas shut-off valve, installed, arranged and equipped as provided for in the Rules of the Board of Standards and Appeals, adopted January 11, 1924. Said valve to be attached to the gas supply pipes on the inside of the building at a point where said pipes enter the building and before they reach the gas meters, which valve shall shut off the gas automatically when subjected to direct contact with fire and shall also be connected with a conspicuous and conveniently accessible control box at a place on the exterior of the building, so arranged as to allow the gas supply to be shut off by the officers of the Fire Department immediately, whenever the necessity arises. Sec. 20-a, Chap. 12, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories, basement and cellar in height, 19 ft. 11 in. by 75 ft. OCCUPIED: Basement, store, 3 persons; 1st story, electro plating, 5 persons; 2nd story, dressmaking, 8 persons; 3rd and 4th stories, embroidery, 15 persons on the two stories; gas is used for heating and lighting purposes; the five existing gas meters are from 3 to 10 lights capacity; and

WHEREAS, the appellant contends that the installation of a gas shut-off valve would not add to the safety of anyone in the case of fire; that it is not his duty to protect anyone against gas until the gas becomes his property; that the regulations of the use of gas should be made by the Public Service Commission, which alone has jurisdiction.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

529-25-A.

APPELLANT—Cornell Utilities Co., for Mrs. Lillie R. Burling, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—245 83rd street, Brooklyn.

## APPEARANCES—

For Appellant: William Porter.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(529-25-A)

WHEREAS, William Porter, for Mrs. Lillie R. Burling, owner, filed, May 21, 1925, an appeal from a decision of the fire commissioner, affecting premises 245 83rd street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered May 4, 1925, reads (Alt. Applic. No. 1739-23):

"4. Note on tank drawing, tank will be tested in presence of a Fire Department Representative and afterwards coated with a suitable rust resisting material.

"8. Note on plan: "Piping will be tested in presence of a Fire Department Representative.";

and

WHEREAS, the building is of frame construction, 21 stories in height, 25 ft. by 40 ft. in area; OCCUPIED as a private residence; and

WHEREAS, the appellant has installed a fuel oil heating system, consisting of a 500-gallon storage tank buried outside, a 55-gallon auxiliary tank inside, and a Nokol Automatic Oil Burner approved by the board under Cal. 107-24-SA; and

WHEREAS, this appeal was dismissed for lack of prosecution by the board December 22, 1925, and reopened by the board March 9, 1926; and

WHEREAS, the appellant, re: to Item 4, proposes to file a sworn statement with the fire department to the effect that the tank has undergone a shop test; re: to Item 8, contends that all piping is of wrought iron, known as standard; that otherwise the fuel oil installation conforms in all respects with the fuel oil rules.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 4, as to shop test and use of storage tank, *on condition* that the tank shall be enclosed in 12 in. of cement concrete, buried below ground in accordance with the fuel oil rules, and that a certificate of factory test shall be filed with the fire commissioner; and *granted*, as to Item 8, *on condition* that standard wrought-iron pipe shall be used throughout the equipment and that the fuel oil installation shall comply with the fuel oil rules in all other respects.

52-26-A.

APPELLANT—Rev. Brother Gerard, for St. Leonard's Academy, owner.

SUBJECT—Application for a temporary permit—appeal from decision of fire commissioner.

PREMISES AFFECTED—26 Brevoort place, Brooklyn.

## APPEARANCES—

For Appellant: Alfred J. Jollon.

ACTION OF BOARD—Temporary permit granted.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(52-26-A)

WHEREAS, John J. Beatty, for St. Leonard's Academy, owner, filed, January 21, 1926, an appeal from a decision of the fire commissioner, affecting premises 26 Brevoort place, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered February 18, 1926 (N. B. Application No. 149-1926), reads:

"9. Pumps must be of a type approved by the Board of Standards and Appeals.

"11. Burners must be of a type approved by the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, four stories in height, 30 ft. by 80 ft. in area; OCCUPIED as a school and also for residence purposes; and

WHEREAS, the appellant has installed an oil burning system for heating purposes, using two A. B. C. oil burners and Cook pumps, pending now before the board under Cal. No. 1295-24-SA and Cal. No. 603-25-SA; and



# MINUTES

WHEREAS, the appellant requests a temporary permit to use the said pump and burner as installed pending the approval of the board.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety days, pending the approval by the board, *on condition* that the fuel oil installation shall comply in all other respects with the fuel oil rules.

## BUILDING ZONE CASES.

8-26-BZ.

APPLICANT—John J. Dunnigan, for Raymond Building Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-c and 21 of the building zone resolution, to permit the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1895 Inwood avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw; application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

7-25-BZ.

APPLICANT—Emil Guterman, for Michael De Stefen, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Roosevelt avenue and 63rd street (Trimble place), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman.

For Administration: Inspector Carroll of fire department.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(977-25-BZ)

WHEREAS, Emil Guterman, for Michael DeStefen, owner, on September 24, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises northwest corner of Roosevelt avenue and 63rd street (Trimble place), Borough of Queens; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Roosevelt avenue and 63rd street (Trimble place) are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 3, 1925, reads:

"1. A gasoline service station may not be permitted in a business district; appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 87 ft. on Roosevelt avenue and 20 ft. on 63rd street, upon which it is proposed to erect a gasoline selling station, consisting of four 550-gallon tanks, pumps and a small one-story office; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1187-25-BZ.

APPLICANT—Edward P. Doyle, for Knickerbocker Ice Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—478-490 West 185th street, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: M. J. Hamburger.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(1187-25-BZ)

WHEREAS, Edward P. Doyle, for Knickerbocker Ice Company, owner, filed, November 16, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 478-490 West 185th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 185th street and Laurel Hill terrace are in a residence district, and that Amsterdam avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 13, 1925, reads:

"Erection of a building for garage occupancy unlawful in a residence district. Section 3 of the building zone resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories and cellar in height, with a frontage of 158 ft. 10½ in. and a depth of 79 ft. 11 in., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.



# MINUTES

608-23-BZ.

APPLICANT—Charles F. Rittel, Jr., owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings) to permit partly in an unrestricted district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—North side of West Fordham road, 78.56 feet west of Cedar avenue, The Bronx.

APPEARANCES—

For Applicant: Lillian Kotzum.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(608-23-BZ)

WHEREAS, James P. Whiskeman, for Chas. F. Rittel, Jr., owner, filed, May 17, 1923, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises north side of West Fordham road, 78.56 ft. west of Cedar avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 31, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West Fordham road is a business district and Cedar avenue and Harlem River terrace are unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 14, 1923, in acting on N. B. App. No. 1549-23, reads:

"1. Erection of proposed garage for storage of more than five (5) motor vehicles partly in business district is contrary to provisions of building zone resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 75 ft. and a depth of 125 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, under the provisions of section 7, subdivision C, the board is empowered to act; and

WHEREAS, the application was granted by the board at its meetings, July 3, 1923, July 15, 1924, and April 28, 1925, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be constructed fireproof and limited to two stories in height; that the front elevation be finished in face brick, with architectural terra cotta or stone trimmings; and that all permits necessary for the prosecution of the work be obtained within nine months and the building completed within nine months from the date of this action.

1137-22-BZ.

APPLICANT—Martin James Fielder, for Tillie S. Feldman, owner.

SUBJECT—Application for reopening (re: order of fire commissioner) to permit in a business district the erection of an oil selling station.

PREMISES AFFECTED—South side of Buel avenue, 1,030 feet east of Richmond road, Borough of Richmond.

APPEARANCES—

For Applicant: Walter E. Corwin.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1137-22-BZ)

WHEREAS, Martin James Fielder, for Tillie S. Feldman, owner, filed, September 22, 1922, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an oil storage plant premises south side of Buel avenue, 1,030 ft. east of Richmond road, Richmond; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, October 31, 1922, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Buel avenue and Richmond road are business districts; and

WHEREAS, the decision of the fire commissioner, rendered September 20, 1922, in acting on Alt. App. No. 1151-19, reads:

"1. Oil storage plant not permitted in a business district under section 4A of the Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground in business district on which it is proposed to erect a one-story frame oil-house, with a frontage of 26 ft. and a depth of 11 ft., and a one-story frame stable for five horses, 25 ft. by 30 ft., and to install underground a 15,000-gallon tank for petroleum storage; and

WHEREAS, appellant contends that the premises were occupied for similar uses previous to the passage of the building zone resolution; and

WHEREAS, this appeal was granted by the board at its meetings, October 31, 1922, and September 30, 1924, for a temporary period of two years, and applicant requests extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the application be and it hereby is granted, for a period of one year from the date of action, on condition that applicant obtain all necessary permits and that the storage tank shall be installed in accordance with the fuel oil rules of the board of standards and appeals.

1132-23-BZ.

APPLICANT—Eugene Raimonds, owner.

SUBJECT—Application for extension of permit (re: order of fire commissioner) to permit in a residence district the maintenance of a garage for the storage of two (2) pleasure motor vehicles in two (2) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—4224 17th avenue, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Joseph Wood, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

CONDITIONS—As specified in resolution,

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1132-23-BZ)

WHEREAS, Abraham Farber, for Anna and Ida Farber, owners, filed, September 28, 1923, an application, under the building zone resolution, to permit in a residence district maintenance of a garage for the storage of two pleasure motor vehicles, two spaces rented to persons not residing on the premises; premises 4224 17th avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of appeals, at its regular meeting, January 22, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 17th avenue, 43rd street and 4th street are residence districts; and

WHEREAS, the order of the fire commissioner, dated September 10, 1923, in acting on Order No. 82434-LC, reads:

"Discontinue the maintenance of garage on these premises in which is kept motor vehicles that are not the property of persons residing in a dwelling on the same lot.";

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 18 ft. and depth of 18 ft.; occupied as a garage for two motor vehicles, space rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consent of the owners of 86½ per cent of the property interest deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting, January 22, 1924, on certain conditions, and applicant requested an extension of the time limit.

Resolved, that the board of appeals does hereby make a modification in the application of the use district regulations under the building zone resolution, and that the application be granted it hereby is granted, for a period of two years from the date of this action, on condition that the capacity of the garage be limited to the storage of two (2) automobiles of pleasure car type, and that no gasoline shall be stored on premises other than in the tanks of the cars.

23-BZ.

APPLICANT—Alfred J. Jollon, for Mrs. Anna Cotter, owner.

SUBJECT—Application for reopening and modification of resolution to extend the time limit for erection of garage building.

PLACES AFFECTED—56-60 Cedar place and 985-989 Franklin avenue, Brooklyn.

## APPEARANCES—

For Applicant: Alfred J. Jollon.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of time granted to obtain permits.

CONDITIONS—As specified in resolution,

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(721-23-BZ)

WHEREAS, James Kearney, for Martin McCauley, owner, filed, June 8, 1923, an application, under the building zone resolution, to permit in a business district the erection of a garage for the storage of more than five motor vehicles; premises 56-60 Cedar place, 985-87 Franklin avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of appeals at its regular meeting, July 31, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Franklin avenue and Cedar place are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 4, 1923, in acting on N. B. App. No. 10052-23, reads:

"Denied—Proposition contrary to the Zone Resolution, Art. II, Sec. 4. Public garage in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 200 ft., to be occupied as a garage for more than five motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 25, 1916, a stable for more than five horses; and

WHEREAS, under Cal. 279-19-BZ, the board on May 27, 1919, granted a variation of the building zone resolution permitting the erection of a garage on these premises, which permit expired by limitation; and

WHEREAS, the board granted this application at its meeting July 31, 1923, on certain conditions; and

WHEREAS, certiorari proceedings to review the decision of the board were instituted, which proceedings were quashed, and the actions to review dismissed; and

WHEREAS, during the pendency of the writ to review, the permit issued by the superintendent of buildings had expired by limitation.

Resolved, that the board of appeal does hereby reaffirm its action of July 31, 1923, as of this date, on condition that the stipulations set forth therein be complied with, to wit: that the structure be limited to one story in height; that the gable walls be unpierced throughout their entire height and length; that the front elevations on Cedar place and Franklin avenue be finished in front brick with architectural terra cotta or stone trimmings; that the roof be of flat design and construction; that the Cedar place front be limited to one vehicular entrance; that any skylights installed be glazed with plain glass, protected above and below with wire guards; and that all permits necessary for the prosecution of the work be obtained within nine months and the building be completed within one year from March 23, 1926.

Adjourned 4 p. m.

WILLIAM J. O'GORMAN, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# MINUTES

## \*CORRECTION.

369-25-A.

APPELLANT—A. Ramona Dean and Louise F. Dean, owners.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—284 Chauncey street, Queens.

APPEARANCES—

For Appellant: William M. Dean.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Messrs. Kennedy, Dowd, Holland, Connell and Fire Chief

Kenlon ..... 6

Negative ..... 0

Absent: Mr. Gunnison ..... 1

THE RESOLUTION:

(369-25-A)

WHEREAS, A. Ramona Dean and Louise F. Dean, owners, filed, April 4, 1924, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 284 Chauncey street, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 16, 1925, reads:

"With reference to your application dated April 22nd, 1925, for a permit to maintain a garage at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Section 15, Chapter 10, Code of Ordinances, provides that no permit shall be issued for a garage in a building in

\*Correction—The word "Brooklyn" changed to "Queens" in fourth line of digest and of resolution.

which more than two stories above the garage are used as living apartments.

"You are therefore ordered to remove all automobiles having gasoline in their fuel tanks and discontinue the use of premises as a garage.";

and

WHEREAS, the building is non-fireproof, three stories and a cellar in height, 18 ft. by 34 ft. in area. OCCUPIED as a garage; 1st, 2nd and 3rd stories, as dwelling the garage portion being separated from the remainder of the premises by 4 in. terra cotta partition walls, with metal-covered wooden door at the opening therein, and a ceiling of plaster boards covered with 26 gauge metal

and WHEREAS, appellant contends that there are no public garages in the vicinity, and contends further having received a certificate of occupancy from the building department which led to the belief of being entitled to garage accommodations; and

WHEREAS, appellant had received a certificate of occupancy, permitting the use of the premises as an access to a garage and dwelling, issued by the bureau of building the board deemed that it would be a hardship to compel compliance with the order of the fire commissioner.

Resolved, that the order of the fire commissioner be it hereby is modified, and the appeal be and it hereby granted on condition that fire escape balconies, not less than 3 ft. by 3 ft. in area, embracing at least one window on each story, connected by vertical ladder, with drop ladder guides from lowest balcony to yard, shall be provided at the rear of the building; that the opening between garage and boiler room shall be built up solidly with approved masonry, and that not more than one automobile of pleasure car type shall be maintained on the premises, that no gasoline storage equipment shall be maintained on the premises.

## PUBLIC HEARING

(77-25-SR)

Notice is hereby given that the public hearing, on proposed amendments to Rules for Fire Extinguishing Appli-

ances, Sprinkler Rules, scheduled to be held on March 1926, was laid over to Friday morning, April 23, 1926, 10 o'clock.

WILLIAM J. O'GORMAN, Secretary

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### Appliances Submitted for Approval.

- 53-21-S—Angle Hose Valve, approval of.
- 1372-21-S—Ford Fire Line Reducing Valve, approval of.
- 1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.
- 337-22-S—Elkhard Brass Company, Siamese Connection, approval of.
- 357-22-S—Quinn Acme Crude Oil Burner, approval of.
- 392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-S—Howard Water Pressure Reducing Devices, approval of.
- 610-22-S—Crocker Gas Valve, approval of.
- 799-22-S—Kennell Gas Cut-Off Valve, approval of.
- 957-22-S—Burnwell Mechanical Burner, approval of.
- 1104-22-S—Dean Fuel Oil Pump, approval of.
- 1105-22-S—Combustion Fuel Oil Burner, approval of.
- 1173-22-S—Anti-Syphon Valve, approval of.

- 1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.
- 1249-22-S—Coen Oil Burner, approval of.
- 1274-22-S—Rodriguez Oil Burner, approval of.
- 1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-S—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.



# RESERVE CALENDAR

- 45-23-SA—Cornell Falat Oil Burner, approval of.  
 92-23-SA—"Billow" Class G. R. Oil Burner, approval of.  
 93-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.  
 97-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 98-23-SA—Automatic Gas Shut-Off, approval of.  
 95-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 94-23-SA—Domestic Fuel Oil Burner, approval of.  
 98-23-SA—Lewis Oil Burner, approval of.  
 98-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 92-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 99-23-SA—Hydro Carbon Oil Burner, approval of.  
 90-23-SA—Crescent Combustion Fuel Oil Burner, approval of.  
 96-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 90-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 96-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 99-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.  
 98-23-SA—Ziegler Oil Burner, approval of.  
 93-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 99-23-SA—National Light Service Oil Pump, approval of.  
 95-23-SA—Heatiator Oil Burner, approval of.  
 93-23-SA—Worthington Oil Burner, approval of.  
 94-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 95-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 99-23-SA—Kerrihard Oil Burner, approval of.  
 94-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 94-23-SA—Universal G. P. O. Burner, approval of.  
 98-23-SA—Newport Rotary Oil Burner, approval of.  
 98-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 95-23-SA—Apex Gas Cut-Off Valve, approval of.  
 92-24-SA—Sherman Oil Burner, approval of.  
 92-24-SA—Universe Oil Burner, approval of.  
 93-24-SA—Koaless Oil Burner, approval of.  
 92-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 92-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 92-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 92-24-SA—Kinney Rotating Plunger Pump, approval of.  
 92-24-SA—Climax Oil Burner, approval of.  
 92-24-SA—Marvel Oil Burner, approval of.  
 92-24-SA—Simplex Mechanical Oil Burner, approval of.  
 92-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 92-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 92-24-SA—Heymsfield Low Pressure Burner, approval of.  
 92-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 92-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 939-24-SA—Ballard Super Domestic Oil Burner, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1295-24-SA—A.-B.-C. Oil Burner, approval of.  
 1296-24-SA—Chalmers Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 259-25-SA—Electrol Automatic Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 513-25-SA—Rotary Vacuum Pumps, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.  
 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.  
 813-25-SA—Hardinge Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 815-25-SA—New Way Gas Generator Burner, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 846-25-SA—K.F.C. Fuel Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 887-25-SA—Moussette Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 940-25-SA—Doherty Gas Oil Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.  
 1060-25-SA—Rotary Pressure Pump, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



RULES

FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION.

Premises .....
Name of concern .....
Building No. ....Story .....

FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

WATCHMAN

.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....

SQUAD MONITORS

.....Squad No. 1.....
" " 2.....
" " 3.....
" " 4.....
" " 5.....
" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders shall be final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned with consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM BOX-RUNNER shall report to the Foreman for orders and if his services are not required he shall promptly leave the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.



# RULES

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different fires in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion. EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their stations. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions. Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches. MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS. In reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads. MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct occupants to a place of safety. Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

## Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such copies are not to be supplied by this office. The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	3
Cases filed up to and including March 24, 1926 .....	250	Dismissed .....	1
Restored to calendar .....	21	Denied .....	1
MISCELLANEOUS APPLICATIONS.		Granted .....	1
Requests to reopen .....	42	Granted on condition .....	1
Requests to amend .....	8	Appliances approved .....	1
Requests for modification .....	7	Appliances dismissed, disapproved or withdrawn .....	1
Requests to rescind .....	0	Rules approved .....	1
Requests for extension of time .....	1	Rules disapproved or rescinded .....	1
Requests for extension of permit .....	8	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	1
Requests for approval of plans .....	3	Requests to reopen denied .....	1
Administrative requests .....	1	Requests to amend granted .....	1
Requests for interpretation .....	0	Requests to amend denied .....	1
Total .....	1085	Requests for modification granted .....	1
Disposed of .....	394	Requests for modification denied .....	1
Cases pending March 24, 1926 .....	691	Requests to rescind granted .....	1
		Requests to rescind denied .....	1
		Requests for extension of time granted .....	1
		Requests for extension of time denied .....	1
		Requests for extension of permit granted .....	1
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	1
		Plans approved .....	1
		Plans disapproved .....	1
		Administrative requests granted .....	1
		Administrative requests denied or withdrawn .....	1
		Interpretations .....	1
		Requests withdrawn or dismissed .....	1
		Total .....	394

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Created under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 14

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

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Phone—Worth 0184.

Office Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 2 noon.

All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, March 30, 1926, at 10 a. m.

Minutes of Regular Meeting, March 30, 1926, at 2 p. m.

Corrections.

Rules.

Progress Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

APR 13 1926

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 6, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 13, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending March 31, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
271-26-S.....	F.D. ....	52 W. 21st st., Man. L. D. 92492.
270-26-S.....	B.B.M. ..	509-19 8th ave., Man. N. B. 350-1925.
269-26-S.....	B.B.M. ..	51-57 W. 39th st., Man. N. B. 550-1925.
268-26-A.....	F.D. ....	S. W. cor. Woodside ave. & Barnett ave., Woodside, Q. Alt. 1449-1925.
267-26-BZ.....	B.B.R. ...	1094 Castleton ave., West New Brighton, Rich. Decision.
266-26-A.....	F.D. ....	35 Suydam st., Bklyn. L. C. 2538.
265-26-S.....	F.D. ....	29 W. 15th st., Man. L. D. 45496.
264-26-BZ.....	B.B.Bx. .	2430 Valentine ave., Bx. Alt. 125-1926.
263-26-A.....	F.D. ....	E. S. Zerega ave., 236.15 ft. S. of Quimby ave., Bx. N. B. 435-1926.
262-26-A.....	B.B.B. ...	638 54th st., Bklyn. Applic. 17915-1925.
261-26-S.....	F.D. ....	27-29 Broadway, Bklyn. L. D. 69681.
260-26-A.....	F.D. ....	156-158 E. 85th st., Man. F-78530.
259-26-S.....	F.D. ....	219-229 West 40th st., Man. L. D. 91930.
258-26-S.....	F.D. ....	243 E. 35th st., Man. L. D. 88244.
257-26-A.....	F.D. ....	567-577 Smith st., Bklyn. F-86147.
256-26-S.....	F.D. ....	567-577 Smith st., Bklyn. L. D. 86140-L. D. 86143.
255-26-S.....	F.D. ....	156-158 E. 85th st., Man. L. D. 78212.
254-26-BZ.....	B.B.B. ...	S. S. East New York ave., 337 ft. 6 in. E. of Schenectady ave., Bklyn. Applic. 2387-1926.
253-26-A.....	F.D. ....	32-34 Penn st., Bklyn. C-23777.
252-26-S.....	F.D. ....	511-513 W. 51st st., Man. L. D. 83581.
251-26-S.....	B.B.M. ..	167 W. 29th st., Man. Bldg. Notice 529-1926.

## *Restored to Calendar.*

1134-25-BZ.....	B.B.B. .	290-292 Ellery st., Bklyn. N. B. 20281-1925.
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## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan

B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, APRIL 6, 1926, AT 2 P. M**

### *Building Zone Cases.*

907-25-BZ.	APPLICANT—George M. McCabe, for Elena E. Goc Lina Ettlinger and Pauline H. Drew, owners. PREMISES—East side of Ogden avenue, 75 ft. north West 166th street, Bronx. APPLICATION, under sections 7e, 7c and 21 of building zone resolution, TO PERMIT in a business district the erection and tenance of a garage for the storage of more five (5) motor vehicles.
1233-25-BZ.	APPLICANT—James L. McDonald, for John McD Jr., owner. PREMISES—224 Brighton avenue, Tottenville, Rich APPLICATION, under section 21 of the building resolution, TO PERMIT in a residence district the erection maintenance of a gasoline selling station.
1267-25-BZ.	APPLICANT—Thomas I. Sheridan, for Louis K owner. PREMISES—308 West 124th street and 266-272 St. olas avenue, Manhattan. APPLICATION, under section 7e of the building resolution, TO PERMIT in a business district the alteration change of occupancy of a building, formerly as a stable, to a garage for the storage of than five (5) motor vehicles.
1319-25-BZ.	APPLICANT—Louis F. Waillant, for Antonio C owner. PREMISES—47-49 Kingsland avenue, Brooklyn. APPLICATION, under section 7a of the building resolution, TO PERMIT in a business district the alteration, sion and enlargement of a building used as shop and the storage of rags and paper.
1323-25-BZ.	APPLICANT—William F. Regan, for Marie Bau owner. PREMISES—4621 Proctor street, Glendale, Boron Queens. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the erection and tenance of a gasoline selling station.
1123-25-BZ.	APPLICANT—Joseph Paroscandola, owner. PREMISES—292-294 Court street, Brooklyn. APPLICATION, under section 7c of the building resolution, TO PERMIT the extension from a business into dence district of a proposed theatre building.
20-26-BZ.	APPLICANT—Walter B. Wills, for Frank H owner.



# CALENDAR

EMISES—1219-1223 Putnam avenue, Brooklyn.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
PLICANT—John J. Dunnigan, for Alfred B. Maclay, owner.

EMISES—2044-2086 Webster avenue, The Bronx.  
APPLICATION, under sections 7e and 7c of the building zone resolution,  
PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

6-BZ.  
PLICANT—William F. Doyle, for Vincent Valentine, owner.

EMISES—540-550 West 58th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT, on a portion of a street between two intersecting streets, in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five motor vehicles.

6-BZ.  
PLICANT—William F. Doyle, for Sobol Brothers, owners.

EMISES—1313 Fifth avenue, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the alteration and extension of a gasoline service station.

6-BZ.  
PLICANT—Sloan and Robertson, for 551 Fifth Avenue Corporation, owner.

EMISES—547-551 Fifth avenue and 3-7 East 45th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT partly in a 1¼ times district and partly in a 2 times district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution.

6-BZ.  
PLICANT—Croker National Fire Prevention Engineering Co., for Frederick Semken, owner.  
EMISES—2230-2254 Cropsey avenue, Brooklyn.  
APPLICATION, under section 7e of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
PLICANT—William H. Kehoe, for Independent Milk & Cream Corp., lessee.

EMISES—325 East 152nd street, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the use of an existing building as a milk dairy or bottling establishment.

6-BZ.  
PLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.  
EMISES—4001-4011 Fourteenth avenue, Brooklyn.

APPLICATION, under sections 7b and 7c of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre and store building (previously denied).

APRIL 6, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

1175-24-A—628-642 West 45th street, Manhattan.

969-24-A—126 Franklin street and 220-224 West Broadway, Manhattan.

732-25-A—2327 Arthur avenue, rear, The Bronx.

987-25-A—524 East 187th street, The Bronx.

160-26-A—85-11 127th street, Richmond Hill, Borough of Queens.

1311-25-A—542 East 19th street, Manhattan.

1312-25-A—416-432 East 47th street, Manhattan.

1338-25-A—149 North 4th street and 148-150 North 5th street, Brooklyn.

1341-25-A—521-529 East 79th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 6, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 897-25-BZ—Applicaiton, September 3, 1925, under section 21 of the building zone resolution, of John W. Dolan, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Jackson avenue and 51st street, Corona, Borough of Queens.

CAL. NO. 1268-25-BZ—Application, December 9, 1925, under section 7a of the building zone resolution, of Henry J. Nurick, architect, on behalf of Isaac Levin, owner, to permit in a residence district the erection of a proposed extension to an existing factory building; premises 376-378 Throop avenue, Brooklyn.

CAL. NO. 1317-25-BZ—Application, December 18, 1925, under sections 7a and 21 of the building zone resolution, of D. S. Morrison, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Riverdale avenue and West 259th street, The Bronx.

CAL. NO. 1326-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alart Building Corporation, owner, to permit in a 1½ times district, the erection and maintenance of a street wall in part, to a height exceeding the limit required by the zone resolution; premises 2849-2855 Broadway, southwest corner of West 111th street, Manhattan.

CAL. NO. 1334-25-BZ—Application, December 23, 1925, under sections 7c, 7e and 21 of the building zone resolution, of Edward P. Doyle,



# CALENDAR

applicant, on behalf of Robert R. Meyer, owner, to permit partly in a business district and partly in an unrestricted district the alteration and change of occupancy of a building formerly occupied as a stable to a garage for the storage of more than five (5) motor vehicles; premises 136-138 West 4th street, Manhattan.

CAL. NO. 728-24-BZ—Application, March 9, 1926, under sections 7g and 21 (old section 20) of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Helen B. Peckett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied by the board); premises 2074-2088 Fulton street, Brooklyn.

WILLIAM E. WALSH, *Chairman*.

APRIL 6, 1926, 2 P. M.

*Appeals from Administrative Orders.*

966-25-A—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

1254-25-A—Certificate of approval for combustible mixture (Flit).

1232-25-A—1140-1142 Teller avenue, The Bronx.

181-26-A—64-66 Fifth avenue, Manhattan.

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

823-25-A—1979-1981 Metropolitan avenue, Ridgewood, Queens.

742-25-A—26th to 27th streets, Fourth to Madison avenues, Manhattan.

330-25-A—66-70 Wyckoff avenue, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 6, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 375-23-BZ—Application, October 20, 1925, under section 7c of the building zone resolution, of Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn); premises 109 East Fordham road, The Bronx.

CAL. NO. 1194-25-BZ—Application, November 18, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Burlington Holding Corporation, owner, to permit in a residence district the erection and maintenance of a building to be used, in part, as stores; premises 178-186 Parkside avenue, 333-357 Ocean avenue, Brooklyn.

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on

behalf of Hargreen Realty Co., owner, to permit in a business district the erection and maintenance of a line selling station; premises 588 Rerbocker avenue, northwest corner Palmetto street, Brooklyn.

CAL. NO. 808-25-BZ—Application, August 5, 1925, under section 21 of the building zone resolution of Abraham H. Schwartz, applicant, on behalf of Homack Construction Co., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, applicant, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a building to be used as show service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner 166th street (Bergen street) and Avenue (No. 1st street), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman*.

CALL OF CLERK'S CALENDAR.

TUESDAY, APRIL 13, 1926, AT 2 P. M.

*Building Zone Cases.*

246-25-BZ.

APPLICANT—Auguste W. Gahrman, owner.

PREMISES—East side of Sutphin boulevard, 40 ft. of Meyer avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the maintenance of a gasoline station.

1128-25-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Charles Bennett, owner.

PREMISES—469-493 Fenimore street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and proposed extension to an existing garage for the storage of more than five (5) motor vehicles.

1313-25-BZ.

APPLICANT—John J. Dunnigan, for Louis H. Dunnigan, owner.

PREMISES—1564 Bryant avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a business building.

1328-25-BZ.

APPLICANT—William F. Doyle, for 107-108 Fire Corp., owner.

PREMISES—324-328 East 108th street, Manhattan.



# CALENDAR

PLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the maintenance of a junk shop and also a blacksmith shop occupancy of an existing building.

-BZ.  
PLICANT—Emil Guterman, for Emerson Stidd, owner.  
MISES—North side of Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a gasoline service station.

-BZ.  
PLICANT—John J. Dunnigan, for Sumog Realty Corp., owner.  
MISES—1071 Ogden avenue, The Bronx.  
PLICATION, under sections 7b, 7c and 7e of the building zone resolution,  
PERMIT in a "B" district, also partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also the omission of a rear yard as required under section 17 of the zone resolution.

-BZ.  
PLICANT—William F. Doyle, for Minnie Peck and Dr. Edward J. Smith, owners.  
MISES—2339-2357 Bedford avenue, Brooklyn.  
PLICATION, under sections 7c and 21 of the building zone resolution,  
PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

5-BZ.  
PLICANT—Edward P. Doyle, for Morris Levine, owner.  
MISES—861-863 Park avenue, Brooklyn.  
PLICATION, under section 7g of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board under section 7e).

APRIL 13, 1926, 10 A. M.

*Appeals from Administrative Orders.*

-A—285-289 Vernon avenue, Brooklyn.  
-A—83-85 Greene street and 128-132 Spring street, Manhattan.  
-A—West side of Van Alst avenue, 238 ft. south of South Jane street, L. I. City, Borough of Queens.  
-A—305 East 170th street, Bronx.  
-A—Southeast corner of Lombardy street and Scott avenue, Brooklyn.  
-A—Southeast corner of Lombardy street and Scott avenue, Brooklyn.  
-A—23-29 Bond street, Manhattan.  
-A—47-65 Stewart avenue, Brooklyn.  
-A—239 Nostrand avenue, Brooklyn.  
-A—279-281 Greene avenue, Brooklyn.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 13, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 943-25-BZ—Application, September 15, 1925, under section 21 of the building zone resolution, of Luke Flanagan, applicant, on behalf of J. I. & C. Stein Corporation, owner, S. Nelson & C. Vogt, lessees, to permit in a business district the use of an existing building as a motor vehicle repair shop on the 1st story; premises 406 East 77th street, Manhattan.

CAL. NO. 1281-25-BZ—Application, December 11, 1925, under section 21 of the building zone resolution, of Emil Koeppel, architect, on behalf of Isidore S. Koeppel, owner, to permit in a residence district the alteration and use in part of the 1st story of an apartment house for store purposes; premises 668-672 Howard avenue, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Carollo Brothers, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

CAL. NO. 41-26-BZ—Application, January 18, 1926, under section 21 of the building zone resolution, of Deiches, Goldwater and Flynn, applicants, on behalf of John Kasser, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3600 Jerome avenue, The Bronx.

CAL. NO. 125-26-BZ—Application, February 13, 1926, under sections 7c and 21 of the building zone resolution, of Joseph Burke, applicant, on behalf of New York Evening Journal, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises 301-305 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

CAL. NO. 820-25-BZ—Application, March 9, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9th for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

CAL. NO. 910-25-BZ—Application, September 9, 1925, under section 7e of the building zone resolu-



# CALENDAR

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Peter Bressi, owner, to permit in a business district the change of occupancy of building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles; premises 1421-1425 65th street, Brooklyn.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 1250-25-BZ—Application, December 4, 1925, under section 21 of the building zone resolution, of Charles J. Pintell, applicant, on behalf of Kojo Realty Corporation, owner, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 8165-8167 New Utrecht avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APRIL 13, 1926, 2 P. M.

### *Petitions for Variations.*

- 880-25-S—254-258 35th street, Manhattan.
- 1286-25-S—736 Broadway, Manhattan.
- 1289-25-S—780 Madison street, Brooklyn.
- 1308-25-S—338-340 West 39th street, Manhattan.
- 1309-25-S—348 West 36th street, Manhattan.
- 980-25-S—308 Hopkins avenue, Long Island City, Borough of Queens.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 1260-25-S—335-337 West 38th street, Manhattan.
- 1285-25-S—260-268 West 39th street, Manhattan.
- 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.
- 739-25-S—319-321 East 53rd street, Manhattan.
- 908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 988-25-S—385 Madison avenue, Manhattan.
- 1110-25-S—602 Madison avenue, Manhattan.
- 927-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 928-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 929-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 930-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 932-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 933-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 935-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 936-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

- 952-25-S—1364-1370 Broadway, Manhattan.
- 953-25-S—1364-1370 Broadway, Manhattan.
- 954-25-S—1364-1370 Broadway, Manhattan.
- 955-25-S—1364-1370 Broadway, Manhattan.
- 956-25-S—1364-1370 Broadway, Manhattan.
- 957-25-S—1364-1370 Broadway, Manhattan.
- 958-25-S—1364-1370 Broadway, Manhattan.

### *Appliances Submitted for Approval.*

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters; Type BA and C, approval of.

## APRIL 20, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 61-26-A—Northeast corner of Oak Point avenue and Barry street, The Bronx.
- 173-26-A—331-333 Bowery, Manhattan.
- 1218-25-A—56-78 Second avenue, Brooklyn.
- 1330-25-A—1420 50th street, Brooklyn.
- 1336-25-A—297 Fulton street, Brooklyn.
- 29-26-A—111-117 East Houston street and 229 Chrystie street, Manhattan.
- 43-26-A—167-169 Wooster street, Manhattan.
- 207-26-A—19 Division street, Long Island City, Borough of Queens.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 20, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1169-25-BZ—Application, November 12, 1925, under section 21 of the building zone resolution, of Ferdinand Savignani, architect, on behalf of James Schacht, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

CAL. NO. 496-25-BZ—Application, May 11, 1925, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of William Held, owner, to permit in a business district the erection and maintenance of a garage for storage of more than five (5) motor vehicles; premises 737-741 Humboldt avenue, The Bronx.

CAL. NO. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 210 Church avenue, northeast corner of Kenmore place, Brooklyn.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

APRIL 20, 1926, 2 P. M.

*Appeal from Administrative Order.*

25-A—456 Hamilton avenue, Brooklyn.

FRIDAY, APRIL 23, 1926, 10 A. M.

SPECIAL MEETING.

*Rules.*

25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

APRIL 27, 1926, 10 A. M.

*Appeal from Administrative Order.*

25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan:

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 27*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

Cal. No. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

Cal. No. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 27, 1926, 2 P. M.

*Petitions for Variations.*

S—14-16 East 38th street, Manhattan.  
S—16 West 45th street, Manhattan.  
S—30-32 East 21st street, Manhattan.  
S—87-9 Nassau street, 130 Fulton street, Manhattan.  
S—130-132 West 25th street, Manhattan.  
S—539 Schenck avenue, Brooklyn.  
S—241 Wythe avenue, Brooklyn.  
S—235 West 27th street, Manhattan.  
S—2350 Linden street, Ridgewood, Borough of Queens.  
S—2515 Amsterdam avenue, Manhattan.  
S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
S—356-360 West 36th street, Manhattan.

1252-25-S—359-363 West 36th street, Manhattan.

1258-25-S—571-583 Eighth avenue, Manhattan.

1271-25-S—209 West 48th street and 1599 Broadway, Manhattan.

1325-25-S—240-244 West 41st street, Manhattan.

722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.

786-25-S—247 West 38th street, Manhattan.

1261-25-S—341-343 West 38th street, Manhattan.

1293-25-S—625-627 Sixth avenue, Manhattan.

1332-25-S—117-121 Prince street, Manhattan.

1333-25-S—469-471 Broome street, Manhattan.

1347-25-S—233-235 West 35th street, Manhattan.

11-26-S—8½-12 Jones street, Manhattan.

44-26-S—23 West 32nd street, Manhattan.

22-26-S—529-531 West 46th street, Manhattan.

994-25-S—2517 Atlantic avenue, Brooklyn.

1230-25-S—424 Broome street, Manhattan.

1287-25-S—74 St. Edwards street, Brooklyn.

1340-25-S—47 Stewart avenue, Brooklyn.

14-26-S—136-154 Varick street, 247-255 Spring street and 32-40 Van Dam street, Manhattan.

*Appliances Submitted for Approval.*

1346-25-SA—Palmer Gravity Lock, approval of.

1193-25-SA—Paramount Fuel Oil Burner, approval of.

1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

752-25-SA—Toro Emergency Gas Shut-Off Valves. Approval of.

MAY 4, 1926, 10 A. M.

*Appeal from Administrative Order.*

753-25-A—405-409 West 13th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 4, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

MAY 11, 1926, 2 P. M.

*Petitions for Variations.*

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

1220-25-S—42 West 28th street, Manhattan.

37-26-S—209-211 East 37th street, Manhattan.

960-25-S—34 East 28th street, Manhattan.

1195-25-S—72-74 West 125th street, Manhattan.

1214-25-S—228-238 East 44th street, Manhattan.

1234-25-S—2082 Third avenue, Manhattan.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### REGULAR MEETING.

TUESDAY MORNING, MARCH 30, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board of standards and appeals, held on Tuesday morning, March 23, 1926, and the minutes of the regular meeting, held on Tuesday afternoon, March 23, 1926, were approved as printed in the Bulletin, No. 13, Vol. XI.

#### APPEALS FROM ADMINISTRATIVE ORDERS.

1217-25-A.

APPELLANT—Warren Brothers Co., for City of New York, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—456 Hamilton avenue, Brooklyn.

#### APPEARANCES—

For Appellant: Joseph H. Garahan.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal laid over to April 20, 1926, at 2 p. m.

753-25-A.

APPELLANT—Fish Realty Company, lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—405-409 West 13th street, Manhattan.

#### APPEARANCES—

For Appellant: George P. Lace.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal laid over to May 4, 1926, at 10 a. m.

1301-25-A.

APPELLANT—Clinton & Russell, for Mecca Temple Holding Co., Inc., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—131-133 West 55th street, Manhattan.

#### APPEARANCES—

For Appellant: Moses Altmann, Louis Donnatim, DeWitt Clinton and A. H. Bussman.

For Administration: Inspector McPhee of bureau of buildings.

ACTION OF BOARD—Appeal withdrawn.

#### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

1215-25-A.

APPELLANT—Automatic Sprinkler Corp. of America, for S. Newman Chair Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—237-241 Wallabout street, Brooklyn.

#### APPEARANCES—

For Appellant: Frank S. Schwaner.

For Administration: Inspector Carroll of department.

ACTION OF BOARD—Appeal granted on conditions.  
CONDITIONS—As specified in resolution.

#### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

#### THE RESOLUTION:

(1215-25-A)

WHEREAS, Automatic Sprinkler Corporation of America for S. Newman Chair Company, owner, filed, November 23, 1925, an appeal from a decision of the fire commissioner affecting premises 237-41 Wallabout street, Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered August 26, 1925 (Alteration Application No. 1444-12) reads:

"2. Not more than 400 heads shall be controlled by a 'Type A' dry pipe valve.";

and

WHEREAS, the building is non-fireproof, four stories, basement in height, 75 ft. by 125 ft. in area; OCCUPIED for the manufacture and storage of chairs, 20 persons on entire premises; and

WHEREAS, appellant contends that 475 heads have been installed on a dry pipe valve and that the valve is equipped with an exhauster, and contends, further, that the exhauster (approved by various recognized laboratories) accelerates very materially the operation of a dry pipe valve.

Resolved, that the decision of the fire commissioner is hereby modified, and the appeal be and it is granted on condition that the number of heads shall not exceed by 25 per cent the present allowance under the sprinkler rules, and that the sprinkler equipment shall conform with the rules in all other respects; that the building shall not be increased in height, area or dimension; and granted so long as conditions as to occupancy and use shall remain unchanged.

1216-25-A.

APPELLANT—Automatic Sprinkler Corp. of America for John P. Gustaveson, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—240-256 East 139th street, The Bronx.

#### APPEARANCES—

For Appellant: Frank S. Schwaner.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on conditions.  
CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative: Commissioner Connell..... 1  
Absent ..... 0

## THE RESOLUTION:

(1216-25-A)

WHEREAS, Automatic Sprinkler Corporation of America, or John P. Gustaveson, owner, filed, November 23, 1925, an appeal from a decision of the fire commissioner, affecting premises 240-56 East 139th street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered October 30, 1925 (Alteration Application No. 1729-24), reads:

"No. 11—Type 'A' dry pipe valves may not carry more than 400 sprinkler heads. Your layout shows each of the two dry pipe valves is considerably overloaded.";

WHEREAS, the building is non-fireproof, four and three stories in height, separated by a one-story section; irregular in area, having a frontage of 225 ft. facing East 139th street and a frontage of 100 ft. on Rider avenue; OCCUPIED as wood working factory, 130 persons in entire premises; and

WHEREAS, appellant contends that 475 heads and 525 heads have been installed on each of two dry pipe valves and that each valve is equipped with an exhaustor (approved by various recognized laboratories), and contends, further, that the exhaustor accelerates very materially the operation of a dry pipe valve.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the number of heads shall not exceed by 25 per cent the present allowance under the sprinkler rules; and that the sprinkler equipment shall comply with the rules in all other respects; that the building shall not be increased in height, area or dimension; and granted as long as conditions as to occupancy and use shall remain unchanged.

1262-25-A.

APPELLANT—Estate of Millard F. Smith and Ida C. Randolph, owners.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—2-4 Nevins street, Brooklyn.

APPEARANCES—

For Appellant: C. W. Wilson, Jr., F. W. Mayes and Lauritz Lauritzen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative: Commissioner Connell..... 1  
Absent ..... 0

## THE RESOLUTION:

(1262-25-A)

WHEREAS, Estate of Millard F. Smith and Ida C. Randolph, owners, filed, December 8, 1925, an appeal from orders of the fire commissioner, affecting premises 2-4 Nevins street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated November 21, 1925, read:

Order No. 86922-F—

"1. Provide at least one elevator, kept in readiness for immediate use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times."

Order No. 86924-F—

"1. Install a standpipe system with risers 6 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure \* \* \*";

Order No. 86925-F—

"1. Provide one approved 2½ gallon liquid fire extinguisher on each of 4th, 8th and 12th stories of tower.";

and  
WHEREAS, the building is fireproof, three stories and mezzanine in height; irregular in area, having a frontage of 29 ft. on Fulton street, 73 ft. 4 in. on Flatbush avenue and 55 ft. 3 in. on Nevins street, a total area of approximately 6,500 sq. ft.; at the southeast corner of the building there is a tower 26 ft. by 26 ft. in area, 16 stories (232 ft. 6 in.) in height. OCCUPIED: 1st story, stores; mezzanine, restaurant; 2nd story, billiard academy, 80 persons; 3rd story, uniform salesroom, 12 persons; the tower being occupied as a store on the 1st story and as a kitchen on the mezzanine story, the upper stories being vacant; and

WHEREAS, appellant contends that the tower contains a space for two elevators and was built to be used as an elevator tower, if the height of the main building was ever increased; that the existing elevator in the tower runs only to the 3rd story; that the tower is vacant and that nothing is stored above the mezzanine story.

Resolved, that the order of the fire commissioner, No. 86922-F, Item 1, and 86924-F, Item 1, be and it hereby is modified, and the appeal be and it hereby is granted, so long as existing structure shall not be increased in height, area or dimension; that the tower structure above the 3rd story level shall be maintained free, clear and unoccupied throughout; that Order No. 86925-F, Item 1, be and it hereby is affirmed, and the appeal as to this item be and it hereby is denied.

98-26-A.

APPELLANT—Edward P. Doyle, for Real Estate Board of New York Building Co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—10-14 East 41st street, Manhattan.

APPEARANCES—

For Appellant: J. Irving Walsh and Edward P. Doyle.

ACTION OF BOARD—Appeal granted on condition

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 3  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(98-26-A)

WHEREAS, Edward P. Doyle, for Real Estate Board of New York Building Company, owner, filed, February 2, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 10-14 East 41st street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered January 22, 1926, reads:

"11. All doors, frames and other interior finish in the building should be of incombustible materials or fireproof wood to conform with the requirements of Sec. 356 of the Building Code.";

and

WHEREAS, the proposed building is fireproof, 17 stories in height, 62 ft. 6 in. by an irregular depth of 93 ft. 2 in. and 98 ft. 15½; OCCUPIED as stores on 1st story and offices above; and



# MINUTES

WHEREAS, the appellant proposes to use plain wood doors and trim on part of the 2nd and 3rd stories only, which floors will be occupied by the Real Estate Board, instead of fireproof wood as required by law; radiator enclosures will be lined with  $\frac{1}{4}$  in. asbestos and No. 26 gauge galvanized iron, all as indicated on plans in red ink.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the 2nd story for the installation of wood wainscoting for a height not exceeding 3 ft. as temporary decorative treatment and for five (5) pilasters in foyer hall of 3rd story only, *on condition* that this trim shall be planted tight against the wall, back filled with cement mortar; and that the use and occupancy of this floor shall be restricted to executive offices of the Real Estate Board exclusively.

539-25-A.

APPELLANT—John J. Cray, for L. M. Z. Realty Corp., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—210 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: John J. Cray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(539-25-A)

WHEREAS, John J. Cray, for L. M. Z. Realty Corp., owner, filed, May 26, 1925, an appeal from orders of the fire commissioner, affecting premises No. 210 Fifth avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated December 15, 1925, read (Order No. 70234-F):

"1. Provide a tank on roof of at least 3500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will not be less than 20 ft. above the roof level. Sec. 20, Ch. 12, Code of Ordinances."

(Order No. 70235-F)

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at north and south side of buildings, or other approved protection, as per Sec. 20, Ch. 12, Code of Ordinances."

and

WHEREAS, the building is fireproof, 11 stories (145 ft.) in height, extending through the block, having a frontage of 30 ft. 2  $\frac{6}{7}$  in. on Broadway and 28 ft. 2  $\frac{4}{7}$  in. on Fifth avenue, by an average depth of 128 ft. 10 in., about 3,276 sq. ft. floor area. OCCUPIED: 1st story, stores; 2nd story, salesrooms, 2 persons; 3rd story, beauty school, 10 persons; 4th story, salesrooms, 4 persons; 5th story, vacant; 6th story, salesrooms, 8 persons; 7th and 8th story, apartments; 9th story, offices, 3 persons; 10th story, salesroom and tailor, 3 persons; 11th story, apartments and office, 2 persons; and

WHEREAS, the appellant contends the standpipe system has been installed since 1905 and consists of: riser in stair-hall, one 600 gallon reserve tank and one 800 gallon pressure tank located in the cellar; the reserve tank is fed by 4 in. connections to two street mains of 40 pounds pressure; that there are two automatic electric pumps connected

with the tanks and operating at 75 pounds pressure; appellant claims there are 78 windows on the north side and 13 windows on the south side of building affected under Order No. 70235-F; that there is no manufacturing being done on the premises.

*Resolved*, that the order of the fire commissioner, No. 70234-F, be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the present standpipe system as now installed shall remain unchanged, with a minimum pressure of not less than 25 pounds at the highest outlet of top story; that there shall be no manufacturing of any nature or description throughout the premises; and as to Order No. 70235, the appeal be and it hereby is *granted* only so far as it affects all windows not on course of stair hall or elevator shaft.

1244-25-A.

APPELLANT—Edward P. Doyle, for Veibar Realty Corporation, owner.

PREMISES AFFECTED—West side of Fifth avenue, 100 feet south of Washington avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 0

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1244-25-A)

WHEREAS, Edward P. Doyle, for Veibar Realty Corporation, owner, filed, December 4, 1925, an appeal from a decision of the fire commissioner, affecting premises west side of Fifth avenue, 100 ft. south of Washington avenue, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated November 12, 1925, reads (Applic. No. 2263-25):

"No. 3. As application states a celluloid occupancy, two source water supply is required consisting of gravity and pressure tanks of sufficient capacity.

"No. 7. As plans indicate floor area to be over 2000 square feet a standard 4 in. standpipe system must be provided."

WHEREAS, the building is fireproof, two stories in height, 117 ft. 8 in. by 100 ft. (approximately 11,000 sq. ft.) in area; OCCUPIED for the manufacture of novelties—very dense occupancy; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system supplied by a 15,000 gallon gravity tank, bottom of same being located 20 ft. above the roof and proposes to eliminate the pressure tank and in lieu thereof same proposes to provide a 6 in. connection to the city main (letter from department of water supply, gas and electricity states main is fed two ways and the pressure is 40 pounds per sq. in.); appellant contends, further, that the celluloid (a maximum quantity of 200 pounds) is stored in sprinklered fireproof vaults located on the roof of the premises.

*Resolved*, that the decision of the fire commissioner, No. 2263-25, be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 3, *on condition* that the supply to the sprinkler system shall be maintained from a 15,000 gallon gravity tank and a 6 in. connection to the city main; and *granted*, as to Item 7, *on condition* that the building shall not be increased in height or area; and that the sprinkler system as modified shall be installed.



# MINUTES

1229-25-A.

APPELLANT—Samuel Rosenblum, for Howard Specialties Co., Inc., lessee.

SUBJECT—Appeal from order and decision of fire commissioner.

PREMISES AFFECTED—549-561 Grand avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(1229-25-A)

WHEREAS, Samuel Rosenblum, for the Howard Specialties Company, Inc., lessee of 3rd floor, filed, November 25, 1925, an appeal from a decision and order of the fire commissioner, affecting premises 549-561 Grand avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered May 6, 1925, reads:

"In reply to yours of 4/10/25, I am returning your permit uncorrected, with the following explanation: The inspector's official survey shows that you possessed a lease for your premises on 11/1/22 which will expire 12/31/25.

"According to the provisions of Section 232, Subd. 2-1, Chapter 10 of the Code of Ordinances, as amended to become effective on May 1, 1923, an exemption was extended to you, to expire three years from the enactment of the ordinance, which is 11/1/25.

"Accordingly, your permit has been endorsed to expire 11/1/25, beyond which date it is not legally possible for this Department to extend its authorization for the continuance of your business at this premises.";

and the order of the fire commissioner, File No. 25441-12, Order No. 1365-LC, dated January 22, 1926, reads:

"With reference to your application dated October 22, 1925, for a permit to store nitro cellulose products (5,000 pounds) at the above location and regret to inform you that I am without power to grant such a permit for the following reasons:

"Sub. Div. 21 of Section 232, Chapter 10, Code of Ordinances of N. Y. provides that no permit for the storage or manufacture of nitro celluloid products shall be issued for any building where dry goods, garments or other materials of a highly inflammable nature (manufacture of carbon paper) are manufactured in a portion of the building above the nitro cellulose occupancy. The above mentioned subdivision and section also provides that no permit for the storage or manufacture of nitro cellulose products in excess of 100 lbs. shall be issued for any building wherein more than 6 persons are employed or congregate above the celluloid occupancy.

"You are therefore ordered to forthwith remove all nitro cellulose products in the form of blocks, slabs, sheets, rods, tubes, or other shapes to be used as raw material from the premises and to discontinue the further storage of the above mentioned material on the premises.";

WHEREAS, the building is fireproof, six stories in height, 1 ft. by 100 ft. in area. OCCUPIED: 1st story, machine shop, 100 persons; 2nd story, knitting mills, 5 persons; 3rd story, manufacturing celluloid articles, 75 persons; 4th story, manufacturing instruments, 90 persons; 5th and 6th stories,

manufacturing carbon paper, 55 persons on both stories; and

WHEREAS, the appellant, who has occupied the 3rd story since 1920, contends that the building is equipped with a sprinkler system and a standpipe system; that his former permit issued by the fire department allowed 5,000 pounds of celluloid; he now requests a permit to carry 4,000 pounds of celluloid in vault and not over 250 pounds in process of work at any one time outside of the vault.

Resolved, that the decision and order of the fire commissioner be and they hereby are modified, and the appeal be and it hereby is granted on condition that the code of ordinances requirements regarding celluloid occupancy shall be complied with in all other respects.

1245-25-A.

APPELLANT—Robert Teichman, for Whitnol Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—131-137 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Robert Teichman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(1245-25-A)

WHEREAS, Robert Teichman, for Whitnol Corporation, owner, filed, December 4, 1925, an appeal with the board of appeals from an order of the fire commissioner, No. 85055-F, affecting premises 131-137 West 44th street, Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"Item 1—Provide iron shutters at all openings in the exterior wall above the first story, which are distant in a direct line less than 30 ft. from any opening in any other building \* \* \*";

and

WHEREAS, the building is non-fireproof, three stories in height, 60 ft. by 100 ft. 5 in. in area. OCCUPIED: Stores, offices, studios, show room and photographer, with a total of 71 persons in the entire building. There are six windows in the rear wall in the 2nd and 3rd stories, which are within 25 ft. 10 in. of openings in an adjoining building at the rear; and

WHEREAS, appellant contends that the building is only 41 ft. 2 in. in height; that the distance between the rear wall and the adjoining property is 25 ft. and for a portion 30 ft.; that there would be hardship to comply with the order.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the structure shall be not increased in height, area or dimension, and that the use and occupancy shall remain substantially unchanged.

1270-25-A.

APPELLANT—Edward P. Doyle, for H. S. Karp, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—27 Wilbur avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1270-25-A)

WHEREAS, Edward P. Doyle, for H. S. Karp, owner, filed, December 10, 1925, an appeal from an order of the fire commissioner, affecting premises No. 27 Wilbur avenue, L. I. City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 16, 1925, reads (Order No. 99341-LC):

"With reference to your application dated May 3, 1925, for a permit to store nitro-cellulose products at the above location I regret to inform you that I am without power to grant such a permit for the following reasons:

"1. Section 232, Sub. Div. 2F, Ch. 10, C. O. N. Y., provides that no permit for the storage or manufacture of nitro-cellulose products except as heretofore provided shall be issued for any building which is not equipped with an approved system of automatic sprinklers.

"2. Section 232, Sub. Div. 2G, Ch. 10, C. O. N. Y., provides that no permit for the storage or manufacture of nitro-cellulose products except as heretofore provided shall be issued for any building where paints, varnishes or lacquers are manufactured, stored or kept for sale.

"3. Section 232, Sub. Div. 2H, Ch. 10, C. O. N. Y., provides that no permit for the storage or manufacture of nitro-cellulose products except as heretofore provided shall be issued for any building where matches, rosin, turpentine oils (manufacture of hair tonics) hemp cotton or any explosives are stored for sale."

and

WHEREAS, the building, facing on two street fronts, is fireproof, five stories and cellar in height and 70 ft. by 185 ft. in area. OCCUPIED: Cellar, manufacture metal boxes, 70 persons; 1st story, manufacture of gas heaters, 25 persons; 2nd story, manufacture of gas heaters, 50 persons; 3rd story, occupied by appellant for the manufacture of dolls' eyes (celluloid on buckram) and mechanism for dolls' voices, 100 persons; 4th story, manufacture of radio parts, 35 persons; 5th story, manufacture hair waving machines, 40 persons; and

WHEREAS, appellant contends that the sprinkler system in the building conforms with the rules, excepting in that there is no pressure tank installed, the system being fed from a 20,000 gallon gravity tank and also from a 6 in. city water main; that the oils in the premises consist of 150 gallons of "Japan," which is used in the basement and 1st story; that the amount of celluloid on the premises never exceeds 40 pounds, and that the work wherein the celluloid is used is but an incidental part of the appellant's business.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the occupancy shall be restricted to the 3rd story; that not more than 25 pounds of sheet cellulose, mounted on buckram, sheets approximately 8½ in. by 10 in. shall be used, same to be stored in a brick vault, said vault to be equipped with at least one jumbo sprinkler head.

1290-25-A.

APPELLANT—Samuel Rosenblum, for Arthur Mueller, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—780 Madison street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1290-25-A)

WHEREAS, Samuel Rosenblum, for Arthur Mueller, owner, filed, December 14, 1925, an appeal from an order of the fire commissioner, affecting premises No. 780 Madison street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 24, 1925, reads (Order No. 82586-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from an opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east, west and south sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.

"2. Replace the defective shutters with proper iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at south and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, four stories (40 ft. 4 in.) in height at rear and three stories (40 ft. 4 in.) in height at front of premises, and 20 ft. by 100 ft. in area. OCCUPIED for the manufacture of furniture, 33 persons on entire premises; and

WHEREAS, there are two openings on each story above 1st story in the easterly wall of the three-story section and three openings on each story above the 1st story in the easterly wall of the four-story section within 30 ft. of openings in the rear wall of an adjoining building to the east; four openings in the southerly wall on each story above 1st story within 30 ft. of openings in a neighboring building to the south and ten openings on each story above 1st story in the west wall of the three-story section within 50 ft. of a neighboring roof of a one-story building to the west and four windows in the west wall on each story above the 1st story of the four-story section within 30 ft. of openings in neighboring buildings to the west; and

WHEREAS, appellant contends that a prior order from the fire department requiring shutters on the west wall of the building was rescinded by the fire department in 1915 and that the major portion of the premises is but slightly above the 40 ft. height of buildings which are exempted from shutters.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; and granted so long as the present conditions as to occupancy and use shall remain unchanged.

1159-25-A.

APPELLANT—John J. Gilmartin, for M. S. owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—43-47 West 16th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Lynch of fire department.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1159-25-A)

WHEREAS, John J. Gilmartin, for M. Slonea, owner, filed, November 10, 1925, an appeal from an order of the fire commissioner, affecting premises No. 43-47 West 16th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 19, 1925, reads (Order No. 31352-LC):

"You are hereby notified that your permit, No. 115540, expiring March 27, 1926, to store and use 99 pounds nitro-cellulose products becomes null and void on December 15, 1925, for the reason that Section 232-2-1 of Article 19, Chapter 10, Code of Ordinances, of the City of New York, prohibits the storage of nitro-cellulose products in that portion of the building occupied by you.

"You are therefore ordered to remove all nitro-cellulose products by December 15, 1925.";

WHEREAS, the building is fireproof, 12 stories in height, 0 ft. by 92 ft. in area at 1st story and 60 ft. by 80 ft. in area above; OCCUPIED as a tenant factory; the appellant occupying the northeast corner of the 3rd story; and

WHEREAS, this appeal was denied by the board at its meeting on March 2, 1926, and reopened March 16, 1926, on request of the appellant, on the ground that the lessee had an inspection made of the premises by the fire department prior to taking possession in October, 1922, and that permit and certificate of fitness had been issued by the fire department at that time, which permit has been renewed each year, and that he would suffer great financial loss if compelled to vacate the premises, and that his work consists of the setting of rhinestones in already manufactured articles.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the quantity of celluloid maintained in the 3rd story of the premises under appeal shall not exceed 50 pounds, to be stored in an approved metal cabinet; and that the requirements of the code of ordinances for celluloid occupancy shall be complied with in all other respects.

11-21-A.

APPELLANT—Andrew Guldner, for George Guldner, owner.

SUBJECT—Application for reopening—extension of time—appeal from order of fire commissioner.

PREMISES AFFECTED—2153 Chatterton Avenue, The Bronx.

APPEARANCES—

For Appellant: Andrew Guldner.

ACTION OF BOARD—Appeal reopened and permit extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(151-21-A)

WHEREAS, Andrew Guldner, for George Guldner, owner, filed, January 18, 1921, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 2153 Chatterton avenue, The Bronx; and

WHEREAS, the order of the fire commissioner, No. 3810-LC, dated December 30, 1920, reads:

"With reference to your application, undated, for a permit to conduct a motor vehicle repair shop, at the above location, I regret to inform you that I am without power to grant such a permit for the following reasons:

"1. Maintenance of your motor vehicle repair shop is a violation of section 3 of article 2 of the Building Zone Resolution of the Board of Estimate and Apportionment of the City of New York, adopted July 25, 1916, which prohibits the operation of a repair shop in a residence district.

"You are, therefore, ordered to

"1. Discontinue the use of premises for the repair of motor vehicles.";

and

WHEREAS, the premises consist of a plot of ground 50 ft. by 111 ft. in area, located in a residence district outside the fire limits, upon the front of which is a two-story frame dwelling 22 ft. by 50 ft. in area, on the rear of which is a two-story frame dwelling 22 ft. by 30 ft. in area, and a one-story frame building 25 ft. by 28 ft. in area; OCCUPIED as a motor vehicle repair shop in which repair work is done by the appellant on his own cars; appellant buying up old cars and repairing them with the intention of selling them; and

WHEREAS, appellant has filed five affidavits duly acknowledged that the building was used as a repair shop previous to July 25, 1916; and it appeared at the hearing that there was nothing but frame buildings within the area; and

WHEREAS, this appeal was granted by the board at its meeting March 1, 1921, and September 25, 1923, for a temporary period of two years, and appellant requested a further extension of time.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that a temporary use of these premises for a period of two years be and it hereby is granted on condition that the use and conduct of the motor vehicle repair shop will be discontinued on or before April 1, 1928.

1105-25-A.

APPELLANT—Cornell Utilities Co., Inc., for Anna DeJonge, owner.

SUBJECT—Application for reopening—amendment to resolution (re: appeal from order of fire commissioner).

PREMISES AFFECTED—377 St. Pauls avenue, Borough of Richmond.

APPEARANCES—

For Appellant: Willilam Porter.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1105-24-A)

WHEREAS, Cornell Utilities Co., for Anna DeJonge, owner, filed, September 6, 1924, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 377 St. Pauls avenue, Richmond; and

WHEREAS, the order of the fire commissioner, No. 24753-LC, dated June 26, 1924, reads:

"1. Uncover storage tank so that same may be inspected. Rule 19-32.

"2. Arrange with this department to make a test of tanks as per Rule 21.

"6. Arrange with this department to have feed and return lines tested as per Rule 25—Sec. 2.



# MINUTES

"7. Capacity of buried tank may not exceed 1100 gallons.

"10. Discontinue the use of an unapproved burner as per Rule 27.";

and

WHEREAS, the building is non-fireproof, three stories in height, 40 ft. by 30 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a Nokol Burner, a 1,500-gallon tank buried outside the building and a 55-gallon auxiliary tank; and

WHEREAS, appellant contends that the installation conforms with the fuel oil rules excepting in that the burner is not an approved burner; and

WHEREAS, this appeal was granted by the board at its meeting November 25, 1924, at which time due notice was taken of the presence of the 1,500-gallon tank, but appellant failed to incorporate Item No. 7 in the copy of order filed, and the board deemed that the case should be reopened to include this item.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Items 1, 2 and 7, *on condition* that appellant file factory certificate satisfactory to the fire commissioner; as to Item 6, *on condition* that extra heavy wrought-iron pipe shall be used throughout the installation; as to Item 10, *on condition* that fire-box door of furnace shall be equipped with self-closing device; and that the fuel oil rules shall be complied with in all other respects.

713-24-A.

APPELLANT—Edward P. Doyle, for National Button Works, lessee.

SUBJECT—Application for reopening—reconsideration (re: appeal from order of fire commissioner).

PREMISES AFFECTED—147-153 Waverly place, Manhattan.

APPEARANCES—

\* For Appellant: Edward P. Doyle.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(713-24-A)

WHEREAS, Edward P. Doyle, for National Button Works, lessee, filed, May 21, 1924, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 147-153 Waverly place, Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 23, 1924, in acting on Order No. 23915-LC, reads:

"Section 232-2, Chapter 10, Code of Ordinances, prohibits the storage of nitro-cellulose products in any building where oils are stored or kept for sale.

"You are, therefore, ordered to:

"1. Remove all nitro-cellulose products.";

and

WHEREAS, the building is fireproof, 12 stories in height, 92 ft. by 62 ft. (irregular) in area; OCCUPIED as a tenant factory, 72 persons above the 1st story, appellant occupying the 8th story for the manufacture of celluloid buttons, equipped with a two-source sprinkler system and a standpipe equipment; and

WHEREAS, appellant contends that the main celluloid storage (250 pounds) is kept in a metal cabinet, sprinklered and vented to the outer air, and that the cabinet is in a fireproof room, protected with a fireproof door; that the amount of celluloid in work is 25 pounds and that no open flame is used on the premises; and

WHEREAS, this appeal was granted by the board at its meeting July 22, 1924, on condition that the celluloid stor-

age, operation and work shall be confined to the 8th story and it appears that the occupant has moved from the 8 story to the 12th story.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the requirements of the celluloid ordinance shall be complied with in all other respects, and that the celluloid storage, operation and work on the 8 story shall be permanently discontinued and the occupant transferred to the 12th story, and that the quantity of celluloid stored on the premises shall be limited to 250 pounds with not more than 25 pounds in work.

306-23-A.

APPELLANT—Procter & Gamble Mfg. Co., owner.  
SUBJECT—Application for modification—appeal from decision of fire commissioner.

PREMISES AFFECTED—West side of Western avenue, 180 feet south of Richmond terrace, Port Ivory, Borough of Richmond.

APPEARANCES—

For Appellant: John Lehman and Samuel Hurst.

For Administration: Assistant Inspector Liebman of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .....	1
Negative: Commissioner Guilfoyle.....	1
Absent .....	0

THE VOTE TO MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	3
Negative .....	0
Absent .....	0

THE RESOLUTION:

(306-23-A)

WHEREAS, the Procter & Gamble Mfg. Co., owner, filed, March 12, 1923, an appeal, with the board of appeals, from a decision of the fire commissioner, affecting premises west side of Western avenue, 180 ft. south of Richmond terrace, Port Ivory, Borough of Richmond; and

WHEREAS, the decision of the fire commissioner reads:

"1. Proposed gas plant for the manufacture and storage of oxygen and hydrogen gas in large gas holders will not be permitted by this department.";

and

WHEREAS, the premises consist of ground along Western avenue, occupied by the Procter & Gamble Manufacturing Company; it is proposed to maintain a 10,000 cu. ft. oxygen holder, a 5,000 cu. ft. hydrogen holder at the south end of the property near the silicate house, and a 100,000 cu. ft. hydrogen holder at the centre of the west side of the premises; and

WHEREAS, appellant contends that the use of hydrogen gas in the manufacture of soap and soap products is essential to the operation of the industry and that the use of gas holders proposed is of most modern and approved steel, gas-tight containers, and that the hydrogen storage holder is located more than 1,000 ft. from the hydrogen storage and 200 ft. from the nearest building; and

WHEREAS, this appeal was granted by the board at its meeting May 22, 1923, on certain conditions, and appellant requested a modification of the conditions as to hydrogen manufacture and storage.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the plans embracing the proposed equipment be submitted to and approved by the fire commissioner; that the hydrogen manufacturing equip-



# MINUTES

Installation and storage on these premises be in accordance with plans so approved; that there shall be no structure other than the water gas hydrogen manufacturing unit within 100 ft. of the existing hydrogen tank holder and that the exhaust flue or stack shall be not less than 200 ft. distant from the existing hydrogen tank holder; that the capacity of the existing gas holder shall not be increased; and on further condition that this plant shall be operated at all times throughout the twenty-four hour day, under the supervision of a qualified operator, so certified to by the fire commissioner, and that a periodical inspection shall be made by a recognized research organization satisfactory to the fire commissioner.

## BUILDING ZONE CASES.

114-25-BZ.

APPLICANT—John J. Dunnigan, for Carmine Dargenio, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—975-977 Second avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Isidore Matz.

ACTION OF BOARD—Laid over to May 4, 1926, at 10 a. m., on request of objectors' representative.

118-25-BZ.

APPLICANT—C. Alfred Foster, for D. Tedesco, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-a-b-c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—63-67 New York avenue, Brooklyn.

APPEARANCES—

For Applicant: C. Alfred Foster and D. Tedesco.

For Opposition: None.

ACTION OF BOARD—Laid over to May 4, 1926, at 10 a. m., to amend application to 7-g and obtain consents.

114-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Levine, owner.

SUBJECT—Application for modification (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—861-863 Park avenue and 290-292 Ellery street, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call April 13, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

118-25-BZ.

APPLICANT—Daniel Campbell, Jr., for Mary E. Van Nostrand, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-a of the building zone resolution, to permit in a residence district the extension of an existing building used for business purposes.

PREMISES AFFECTED—338 Broadway, Flushing, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw—application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

1168-25-BZ.

APPLICANT—James A. Boyle, for Elizabeth Schaedle, Margaret M. Schaedle, Mary L. Schaedle and Amelia M. Schaedle, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—140-144 Devoe street, Brooklyn.

APPEARANCES—

For Applicant: Benjamin R. Leinhardt and William Welge.

For Opposition: Thomas B. Cullen, Louis Kloos and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(1168-25-BZ)

WHEREAS, James A. Boyle, for Margaret M. Schaedle, et al., owner, filed, November 12, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 140-144 Devoe street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Devoe street, Ainslie street and Manhattan avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 19, 1925, reads:

"Proposition as to erection of public garage for more than 5 cars within a business district contrary to Zone Resolution, Art. 2, Section 4, Par. 15. Therefore application is denied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. and 100 ft. across rear and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to relief as the street is as yet not otherwise invaded with non-conforming uses.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.



# MINUTES

1239-25-BZ.

APPLICANT—Alfred H. Townley, for Car barn Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—110-130 West 51st street and 109-131 West 50th street, Manhattan.

APPEARANCES—

For Applicant: Alfred H. Townley, Dominick Henry, Luring N. Farnum, Van Buren Stanbury, Louis F. Lee and others.

For Opposition: Samuel Levy, Charles L. Craig and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon .....	2
Negative: Chairman Walsh, Commissioners Connell and Holland .....	3
Absent .....	0

THE RESOLUTION:

(1239-25-BZ)

WHEREAS, Alfred H. Townley, for Car barn Corporation, owner, filed, December 2, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 109-131 West 50th street and 110-130 West 51st street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 50th street, West 51st street and Sixth avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings reads:

"1. Proposed occupancy is unlawful as the building is to be located in a business district. Section 4, Subd. 15 of the Building Zone Resolution."

and

WHEREAS, the proposed building is a ten-story structure, seven stories above and three stories below grade, of fire-proof construction, with a frontage of 305 ft. and a depth of 200 ft. 10 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, under Cal. No. 89-25-BZ, the board, June 2, 1925, denied an application for a garage on this site, seven stories in height, with a frontage of 245 ft. and a depth of 200 ft. 10 in., since which time substantial conforming improvements have been made in the block, to wit: a twenty-story hotel and a large theatre. The board deems that the business use area of the streets involved would be adversely affected by the invasion of a public garage of the contemplated dimensions and a deterrent to the natural development of the immediate neighborhood; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7e of the building zone resolution and that there would not be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1066-25-BZ.

APPLICANT—Daniel Campbell, Jr., for Roland Lievendag, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northwest corner Queens avenue and 24th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Rodman Richardson and Daniel Campbell, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1066-25-BZ)

WHEREAS, Daniel Campbell, Jr., for Roland Lievendag, owner, filed, October 20, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, and also a gas selling station; premises northwest corner Queens avenue and 24th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens avenue, north of 24th street, is in a business district; that Queens avenue, south of 24th street, is in a residence district, and that 24th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings reads:

"Your application for a permit on the above location has been rejected, contrary to the provisions of the Zone Law to erect a public garage in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 100 ft. on Queens avenue and 51 ft. on 24th st.; to be occupied as a garage for the storage of more than five motor vehicles and a gas selling station; and

WHEREAS, the applicant has complied with the requirements of section 7g of the building zone resolution, by filing affidavits of consents of more than 80 per cent of the owners of property within the area deemed affected by the board; and

WHEREAS, the board deemed that a gasoline selling station as proposed on plan filed with the board should be permitted as there was no disapproval by the superintendent of buildings, the decision of the superintendent of buildings is hereby *reversed* and the application is *granted* on condition that the structure be limited in height to a one-story building above ground that the rear and westerly gable walls shall be unpainted throughout their entire height and length; that the structure shall be built to the building line on 164th street and Queens avenue; that the front elevations on Queens avenue and 164th street shall be finished with face brick, architectural terra cotta or stone trimmings; that there shall be no signs erected or maintained; that there shall be not more than one vehicular entrance on the 164th street front; and advertising shall be limited to one electric projecting



# MINUTES

indicating the title of the garage; that the architect shall make a return drawing to this board for approval before submitting same to the superintendent of buildings; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-e and 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-50 Love lane, northwest corner College place, Brooklyn.

APPEARANCES—

For Applicant: Harry Landy and Jacob Laufur.

For Opposition: Ralph Jacobs, C. G. Bernheimer and Guy Duval.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1305-25-BZ)

WHEREAS, Harry Landy, for Love Lane Garage Corporation, owner, filed, December 16, 1925, an application, under the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both Love lane and College place are in a business district and that Hicks street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 27, 1925, reads:

"Proposed three-story extension to present garage is contrary to Art. 2, Section 6-a of the Zone Resolution, as proposed extension is to be located in a business district.";

and

WHEREAS, the existing building is of fireproof construction, three stories in height, with a frontage of 50 ft. 1 1/4 in. on Love lane and 39 ft. 4 in. on College place and a depth of 82 ft.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to build a three-story extension 50 ft. 2 in. by 32 ft. 1 in.; the entire structure to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7e and 21 of the building zone resolution and, because of existing invasions by non-conforming uses on this street front there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed addition shall be restricted to a three-story structure, erected fireproof; that there shall be no vehicular entrances incorporated in this extension of the existing garage; that the exits and entrances shall be through the existing surrounding structure; that the street wall on Love

lane and College place shall be finished, as to material and design, the same as the existing surrounding structure, of which this addition is a part; that there shall be no signs erected on this structure, of any nature or description; that there shall be no gasoline storage equipment installed in this addition; that all permits necessary for the prosecution of the work shall be obtained within nine months and the construction completed within eighteen months from the date of this action.

1203-25-BZ.

APPLICANT—James A. Boyle, for F. R. & P. Building Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2221-2233 59th street, Brooklyn.

APPEARANCES—

For Applicant: Julius Hollander.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1203-25-BZ)

WHEREAS, James Boyle, for F. R. & P. Bldg. Corp., owner, filed, November 20, 1925, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five motor vehicles; premises 2221-2233 59th street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 59th street is in an unrestricted district; 58th street is in a residence district and Dahill road is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 5, 1925, reads:

"Public garage in residential district contrary to Art. II, Sec. 3 of Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 120 ft. and a depth of 200 ft. 4 1/2 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution, and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be erected fireproof and shall be limited to a one-story structure in height above grade; that the street elevations on 59th street and 58th street shall be finished with face brick and architectural terra cotta or stone trimmings; that the gable walls shall be unpierced throughout their entire height and length; that there shall be installed in the roof not less than eight skylights glazed with plain glass, equipped with wire guards above and below; that there



# MINUTES

shall be not less than three vehicular entrances on the 59th street front; that there shall be no vehicular entrance installed on the 58th street front; that at least one emergency exit shall be installed on the 58th street front of a width of 3 ft. 8 in.; that any gasoline storage equipment installed shall be located at the 59th street front of the structure; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1302-25-BZ.

APPLICANT—William F. Doyle, for Kay-Wei Bldg. Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-e and 21 of the building zone resolution, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1751-1765 67th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Alderman James F. Kiernan, Assuro Cassetto and Anna S. Janboy.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon.....	3
Negative: Chairman Walsh and Commissioner Connell .....	2
Absent .....	0

THE RESOLUTION:

(1302-25-BZ)

WHEREAS, William F. Doyle, for Kay-Wei Building Corporation, owner, filed, December 16, 1925, an application, under the building zone resolution, to permit in a business district extending slightly into a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1751-1765 67th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 67th street and Eighteenth avenue are in business districts, and that 66th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 1, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4a, 15.

"The erection of a public garage for more than five motor vehicles in a business district and projecting slightly into a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 140 ft.  $\frac{3}{4}$  in. and a depth of 141 ft. 5 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to relief under sections 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and the same hereby is affirmed, and that the application be and it hereby is denied.

1303-25-BZ.

APPLICANT—William F. Doyle, for Mary E. Butler, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-e and 7-c of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Hoffman street, 171.14 feet north of East 184th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: L. McLaughlin, Edward Q. Carr, Frank J. Rinaldi, Harry Caudullo, Samuel Besthoff and Mr. Bonasio.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1303-25-BZ)

WHEREAS, William F. Doyle, for Mary E. Butler, owner, filed, December 16, 1925, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of Hoffman street, 171.14 ft. north of East 184th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hoffman street and Lorillard place are in business districts, and that Third avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 10, 1925, reads:

"1. Erection of proposed garage for storage of more than five cars in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories and cellar in height, with a frontage of 100 ft. and a depth of 94.9 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7c and 7e of the building zone resolution, and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be restricted to a one-story structure above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be no skylights installed within 25 ft. of the northerly gable wall; that any gasoline storage equipment installed shall be located at the street front, at the extreme southerly end of the building; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that there shall be no roof signs, and no advertising on the front of the building with the exception of one electric sign indicating the title of the garage; that the roof shall be of flat design and construction; that all permits necessary for prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.



# MINUTES

347-24-BZ.

APPLICANT—Rubenstein & Rosling, for Daniel Fuchs, owner.

SUBJECT—Application for extension of permit (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1925-1929 Union street, Brooklyn.

APPEARANCES—

For Applicant: George Rosling.  
For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

THE RESOLUTION:

(347-24-BZ)

WHEREAS, William F. Doyle, for Morris Gross and Daniel Fuchs, owners, filed, March 6, 1924, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1925-29 Union street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals at its regular meeting, June 3, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union street and Portal street are residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 29, 1924, in acting on Application No. 2684-1924, reads:

"Proposed two story brick public garage for more than five motor vehicles in a residence district is contrary to Art. II, Sec. 3, of the Zone Resolution.";

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 78 ft. 2 in. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that there would be hardship in preventing applicant from making proposed use of property, owing to its location in relation to the railroad cut; and

WHEREAS, the board granted this application at its meeting June 3, 1924, on certain conditions; and

WHEREAS, certiorari proceedings to review the decision of the board were instituted, and a decision rendered sustaining the action of the board; and

WHEREAS, during the pendency of the writ to review, the permit issued by the superintendent of buildings had expired by limitation.

Resolved, that the board of appeals does hereby reaffirm its action of June 3, 1924, as of this date, on condition that the stipulations set forth therein be complied with, to wit: that the building be restricted to a two-story structure above

grade on the Union street frontage; that the rear and gable walls shall be unpierced throughout their entire height and length, and the exterior of said wall to be finished with light colored brick; that the vehicular entrances shall be restricted to Portal street; that there shall be no openings other than windows on Union street, the sills of same shall be not less than 6 ft. above grade; that the front elevations on Portal street and Union street shall be laid up in front brick, with architectural terra cotta or stone trimmings; that there shall be no signs nor advertising display permitted on the street fronts in any shape or manner, other than one electric projecting sign at the corner of the building at the intersection of Union and Portal streets; that there shall be no roof signs of any nature or description permitted; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

## AREAS FIXED.

(1134-25-BZ)

The chairman presented and read a communication from Edward P. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 861-863 Park avenue, Brooklyn.

The following area was approved by the board:

Both sides of Park avenue from a point 200 feet west of Sumner avenue to Broadway; the east side of Sumner avenue from Park avenue to Ellery street; also the south side of Ellery street from Sumner avenue to a point 195 feet east of Sumner avenue.

(1192-25-BZ)

The chairman presented and read a communication from John M. Baker, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises northeast corner of 166th street (Bergen street) and 90th avenue (North First street), Jamaica.

The following area was approved by the board:

Both sides of 166th street from a point 100 feet north of 89th avenue to a point 75 feet south of 91st avenue and also both sides of 90th avenue from 166th street to 168th street.

(227-26-BZ)

The chairman presented and read a communication from Schreiber, Collins, Myers & Buchter, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 133-135 West 100th street, Manhattan.

The following area was approved by the board:

Both sides of West 100th street from Amsterdam avenue to Columbus avenue; also the premises at rear and for a distance of 50 feet on either side of the side lot lines of the premises in question.

Adjourned 5.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MARCH 30, 1926

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Fire Chief Kenlon.

### PETITIONS FOR VARIATIONS.

739-25-S.

PETITIONER—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—310-321 East 53rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

908-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Estate of Levi P. Morton, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—110-116 Nassau street and 43-45 Ann street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

993-25-S.

PETITIONER—Thompson-Greger, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—408-410 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

988-25-S.

PETITIONER—William F. Doyle, for 385 Madison Ave., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES—385 Madison avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

1110-25-S.

PETITIONER—Margaret C. Howard, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—602 Madison avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

18-24-S.

PETITIONER—Henry Roth, for Greenwill Construction Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—14-16 East 38th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1090-25-S.

PETITIONER—Kenneth B. Norton, for Leah L. P. Norton, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—16 West 45th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1102-24-S.

PETITIONER—Arthur Greenbaum, for Abram I. Kaplan, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—251 Fifth avenue and 1 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request of petitioner's representative.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B. Fischer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

734-25-S.

PETITIONER—Buchman & Kahn, for Siden Building Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1121-25-S.

PETITIONER—Samuel Rosenblum, for L. H. N. W. Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—130-132 West 25th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

654-25-S.

PETITIONER—Criterion Construction Company, for East New York Knee Pants Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—539 Schenck avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

871-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Wm. I. Cohen, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—241 Wythe avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.



# MINUTES

1037-25-S.

PETITIONER—George Kran, for Keabro Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—235 West 27th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1124-25-S.

PETITIONER—Edward A. Muller, for Muller Paper Goods Co., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—2350 Linden street, Ridgewood, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1170-25-S.

PETITIONER—A. Berkman, owner.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—2515 Amsterdam avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1220-25-S.

PETITIONER—John B. Nugent, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—42 West 28th street, Manhattan.

APPEARANCES—

For Petitioner: John B. Nugent.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request of petitioner.

1238-25-S.

PETITIONER—McKenzie, Voorhees & Gmelin, for Bell Laboratories, Inc., owner.

SUBJECT—Variation of labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—744-754 Washington street and 51-55 Bethune street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1251-25-S.

PETITIONER—Herbert Wilson, for 358 West 36th Street Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—356-360 West 36th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1252-25-S.

PETITIONER—Herbert Wilson, for 361 West 36th Street Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—359-363 West 36th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1258-25-S.

PETITIONER—Lanabel Realty Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—571-583 8th avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1271-25-S.

PETITIONER—Edward P. Doyle, for Elizabeth S. Lufborrow, owner.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—209 West 48th street and 1599 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1712-21-S.

PETITIONER—Sigmund Schuler, for Caroline De Rosa, owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—80 West Houston street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

70-18-S.

PETITIONER—E. S. Willard & Company, for Louis E. Lahens, trustee for owner.

SUBJECT—Application for reopening—reconsideration—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—535 West Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

28-25-S.

PETITIONER—Patrick J. Murray, for Alice Hoffman, owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—17 East 54th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

21-26-S.

PETITIONER—W. L. Rouse, for L. A. Goldstone.

SUBJECT—Application for reopening—modification—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—15 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: James A. O'Gorman, Jr.

ACTION OF BOARD—Laid over to April 13, 1926, at 2 p. m.

868-25-S.

PETITIONER—Oscar Abel, by Stein & Salant, for Gilbian Corporation, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—501 7th avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.



# MINUTES

APPLIANCES SUBMITTED FOR APPROVAL.  
337-22-SA.  
PETITIONER—Elkhart Brass Mfg. Co.  
SUBJECT—Approval of Elkhart Brass Co. Siamese Connection.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

503-24-SA.  
PETITIONER—Kinney Manufacturing Co.  
SUBJECT—Approval of Kinney Rotating Plunger Pump.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1240-25-SA.  
PETITIONER—Crane Company.  
SUBJECT—Approval of Crane 2½-inch brass angle hose valve.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1193-25-SA.  
PETITIONER—Paramount Fuel Oil Burner, Inc.  
SUBJECT—Approval of Paramount Fuel Oil Burner.  
APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1279-25-SA.  
PETITIONER—Teesdale Manufacturing Co.  
SUBJECT—Approval of Teesdale Automatic Booster Fuel Oil Pump.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

752-25-SA.  
PETITIONER—Fellinger & Hebard, Inc.  
SUBJECT—Approval of Toro Emergency Gas Shut Off Valve.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

1078-24-SA.  
PETITIONER—The Cornell Utilities Co., Inc.  
SUBJECT—Application for reopening—modification—approval of Nokol Automatic Heater.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m.

Adjourned 6 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held Tuesday, March 9, 1926, as they appeared in Bulletin No. 11, Vol. II, are hereby corrected to read as follows:

(1182-25-A)

WHEREAS, J. Schneider, Sr., owner, filed, November 13, 1925, an appeal from a decision of the fire commissioner, affecting premises 147 Twelfth avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered November 5, 1925 (Alt. Applic. No. 2437-1925), reads:

"1. Burner must be of a type approved by Board of Standards and Appeals. Examination continued when additional information is received."

and

WHEREAS, the building is of frame and glass sash, construction, one story in height, 100 ft. by 100 ft. in area; OCCUPIED as a greenhouse; the appellant having installed an oil burning system, consisting of a 2,000 gallon storage tank, all necessary piping and valves in accordance with the fuel oil rules, except as to the burners; and

WHEREAS, the appellant has submitted plans to the fire department, which were disapproved; and

WHEREAS, the appellant claims that he is using four burners, known as the "Strong, Carlisle & Hammond Burner," which is now before the board for its consideration under Calendar No. 1046-23-S; the appellant requests a temporary permit to operate the fuel oil system, pending the approval of the burner.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, for a temporary period of ninety days, subject to further examination and consideration of plans filed in the fire department.

\*Correction—Words "fire commissioner" substituted for "superintendent of buildings" in line 5.

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held Tuesday, February 9, 1926, as they appeared in Bulletin No. 7, Vol. XI, are hereby corrected to read as follows:

(726-25-A)

WHEREAS, Philip Steigman, for Harry Rosenfield, owner, filed, July 9, 1925, an appeal from an order of the fire commissioner, affecting premises 159 Varet street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1924, reads (Order No. 54590-F):

"1. Provide iron or kalameined shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at the east and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, five stories height, 25 ft. by 100 ft. in area; OCCUPIED as a tenement factory, about 30 persons on each story; and

WHEREAS, the appellant claims there are 44 windows on the west side and 7 windows on the east side of the building affected by Fire Department Order No. 54590-F; that a similar order was complied with June 19, 1919, in accordance with modifications granted by the board of review; he further proposes to fireproof all windows on the 2nd and 3rd stories at west side which are affected by the order; and

WHEREAS, the fire department representative reported that the alleged action of the board of review of fire department did not provide reasonable protection in view of the adjoining exposure, namely, moving picture theatre, which is a non-fireproof and non-sprinklered old structure.

Resolved, that the appeal be and it hereby is dismissed for lack of prosecution.

\*Correction—Word "appeal" substituted for words "order of the fire commissioner" in next to last line.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	4
Cases filed up to and including March 31, 1926 .....	271	Dismissed .....	1
Restored to calendar .....	22	Denied .....	9
		Granted .....	18
		Granted on condition .....	
		Appliances approved .....	
		Appliances dismissed, disapproved or withdrawn .....	
		Rules approved .....	
		Rules disapproved or rescinded .....	
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen .....	48	Requests to reopen granted .....	4
Requests to amend .....	10	Requests to reopen denied .....	1
Requests for modification .....	8	Requests to amend granted .....	
Requests to rescind .....	0	Requests to amend denied .....	
Requests for extension of time .....	2	Requests for modification granted .....	
Requests for extension of permit .....	9	Requests for modification denied .....	
Requests for mechanical installations .....	1	Requests to rescind granted .....	
Requests for approval of plans .....	3	Requests to rescind denied .....	
Administrative requests .....	1	Requests for extension of time granted .....	
Requests for interpretation .....	0	Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
Total .....	1118	Total .....	4
Disposed of .....	425		
Cases pending March 31, 1926 .....	693		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 15

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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JAMES P. HOLLAND

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—Worth 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, April 6, 1926, at 10 a. m.

Minutes of Regular Meeting, April 6, 1926, at 2 p. m.

Correction.

Reserve Calendar.

Rules.

Progress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 13, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 20, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending April 7, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
299-26-A.....	F.D. ...	180-10 93rd ave., Jamaica, Q. L. C. 2722.
298-26-SA.....	F.D. ...	Aladdin Oil Burner. Appliance.
297-26-S.....	F.D. ...	71-89 E. 150th st., Bx. L. D. 91786.
296-26-A.....	F.D. ...	329 E. 47th st., Man. F-90266.
295-26-S.....	F.D. ...	442 W. 13th st., Man. L. D. 88567.
294-26-A.....	F.D. ...	440-444 W. 13th st., Man. F-88570.
293-26-SA.....	F.D. ...	Lee Oil Burner. Appliance.
292-26-S.....	B.B.M. .	230-232 W. 39th st., Man. N. B. 7-1926.
291-26-A.....	F.D. ...	N. W. cor. Baldwin & Brad- ley sts., Bx. Alt. 2354-1925.
290-26-BZ.....	F.D. ...	109 Blake ave., Bklyn. Alt. 1118-1925.
289-26-BZ.....	B.B.Bx. .	1822-1842 Home st., Bx. N. B. 157-1926.
288-26-A.....	F.D. ...	740-748 Whitlock ave., Bx. L. C. 32952.
287-26-A.....	F.D. ...	N. E. cor. Spafford ave. & Edgewater rd., Bx. N. B. 1403-1925.
286-26-A.....	F.D. ...	226-228 Wooster st., Man. F-92345.
285-26-BZ.....	B.B.Q. .	12-14 Roosevelt ave., Corona, Q. N. B. 24010-1925.
284-26-A.....	F.D. ...	317-329 E. 153rd st., Bx. F-92313.
283-26-S.....	F.D. ...	10 Washington pl., Man. L. D. 81868.
282-26-BZ.....	B.B.M. .	419 10th st., Bklyn. Report 1099-1926.
281-26-S.....	F.D. ...	22-26 Tenth ave., Man. L. D. 82126-82129.
280-26-S.....	F.D. ...	142-144 Clifton pl., Bklyn. L. D. 85877.
279-26-S.....	F.D. ...	S. E. cor. 3rd ave. & 11th st., Man. L. D. 77606.
278-26-A.....	F.D. ...	S. E. cor. 3rd ave. & 11th st., Man. L. C. 98911.
277-26-A.....	F.D. ...	S. S. Woodward ave., 165 ft. W. of Flushing ave., Mas- peth, Q. F-524772.
276-26-A.....	F.D. ...	121-123 Greene st., Man. F-88992.
275-26-A.....	F.D. ...	S. W. cor. Van Alst & Harris ave., L. I. City. Q. F-89807.

274-26-BZ.....	B.B.Bx. .	3349-51 E. Tremont ave., B Alt. 149-192
273-26-A.....	F.D. ...	102-106 Wooster st., Man. L. C. 330
272-26-BZ.....	F.D. ...	553-563 Atlantic ave., Bkly Alt. 2661-192

## Restored to Calendar.

1086-25-A.....	F.D. ...	102 W. 101st st., Man. LC-313
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## CODE.

F.D. ....	Fire Departm
H.D. ....	Health Departm
B.B.B. ....	Bureau of Buildings, Brook
B.B.M. ....	Bureau of Buildings, Manhat
B.B.Q. ....	Bureau of Buildings, Que
B.B.R. ....	Bureau of Buildings, Richm
B.B.Bx. ....	Bureau of Buildings, Bro
T.H.D. ....	Tenement House Departm

## CALL OF CLERK'S CALENDAR. TUESDAY, APRIL 13, 1926, AT 2 P. M.

### Building Zone Cases.

246-25-BZ.	APPLICANT—Auguste W. Gahrman, owner. PREMISES—East side of Sutphin boulevard, 40 ft. s of Meyer avenue, Jamaica, Borough of Queens. APPLICATION, under sections 7c and 21 of the buil zone resolution, TO PERMIT partly in a business district and partly i residence district the maintenance of a gasoline s ice station.
1128-25-BZ.	APPLICANT—Croker National Fire Prevention Engin ing Co., for Charles Bennett, owner. PREMISES—469-493 Fenimore street, Brooklyn. APPLICATION, under section 21 of the building a resolution, TO PERMIT in a residence district the erection of a posed extension to an existing garage for the s age of more than five (5) motor vehicles.
1313-25-BZ.	APPLICANT—John J. Dunnigan, for Louis Held, owner. PREMISES—1564 Bryant avenue, The Bronx. APPLICATION, under section 21 of the building resolution, TO PERMIT in a residence district the alteration and tension of a business building.
1328-25-BZ.	APPLICANT—William F. Doyle, for 107-108 First Av Corp., owner. PREMISES—324-328 East 108th street, Manhattan. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the maintenance junk shop and also a blacksmith shop occupanc an existing building.



# CALENDAR

4-26-BZ.

APPLICANT—Emil Guterman, for Emerson Stidd, owner.  
 REMISES—North side of Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens.  
 APPLICATION, under section 21 of the building zone resolution,  
 O PERMIT in a business district the erection and maintenance of a gasoline service station.

5-26-BZ.

APPLICANT—John J. Dunnigan, for Sumog Realty Corp., owner.  
 REMISES—1071 Ogden avenue, The Bronx.  
 APPLICATION, under sections 7b, 7c and 7e of the building zone resolution,  
 O PERMIT in a "B" district, also partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also the omission of a rear yard as required under section 17 of the zone resolution.

6-26-BZ.

APPLICANT—William F. Doyle, for Minnie Peck and Dr. Edward J. Smith, owners.  
 REMISES—2339-2357 Bedford avenue, Brooklyn.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 O PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

7-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Levine, owner.  
 REMISES—861-863 Park avenue, Brooklyn.  
 APPLICATION, under section 7g of the building zone resolution,  
 O PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board under section 7e).

APRIL 13, 1926, 10 A. M.

*Appeals from Administrative Orders.*

8-25-A—285-289 Vernon avenue, Brooklyn.

1-26-A—83-85 Greene street and 128-132 Spring street, Manhattan.

3-26-A—West side of Van Alst avenue, 238 ft. south of South Jane street, L. I. City, Borough of Queens.

2-25-A—305 East 170th street, Bronx.

2-25-A—Southeast corner of Lombardy street and Scott avenue, Brooklyn.

2-25-A—Southeast corner of Lombardy street and Scott avenue, Brooklyn.

3-25-A—23-29 Bond street, Manhattan.

3-25-A—47-65 Stewart avenue, Brooklyn.

4-26-A—239 Nostrand avenue, Brooklyn.

4-26-A—279-281 Greene avenue, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 13, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 943-25-BZ—Application, September 15, 1925, under section 21 of the building zone resolution, of Luke Flanagan, applicant, on behalf of J. I. & C. Stein Corporation, owner, S. Nelson & C. Vogt, lessees, to permit in a business district the use of an existing building as a motor vehicle repair shop on the 1st story; premises 406 East 77th street, Manhattan.

CAL. NO. 1281-25-BZ—Application, December 11, 1925, under section 21 of the building zone resolution, of Emil Koeppel, architect, on behalf of Isidore S. Koeppel, owner, to permit in a residence district the alteration and use in part of the 1st story of an apartment house for store purposes; premises 668-672 Howard avenue, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Carollo Brothers, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

CAL. NO. 41-26-BZ—Application, January 18, 1926, under section 21 of the building zone resolution, of Deiches, Goldwater and Flynn, applicants, on behalf of John Kasser, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3600 Jerome avenue, The Bronx.

CAL. NO. 125-26-BZ—Application, February 13, 1926, under sections 7c and 21 of the building zone resolution, of Joseph Burke, applicant, on behalf of New York Evening Journal, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises 301-305 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

CAL. NO. 820-25-BZ—Application, March 9, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9th for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

CAL. NO. 910-25-BZ—Application, September 9, 1925, under section 7e of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Peter Bressi, owner, to permit in a business district the change of occupancy of building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles; premises 1421-1425 65th street, Brooklyn.



# CALENDAR

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 1250-25-BZ—Application, December 4, 1925, under section 21 of the building zone resolution, of Charles J. Pintell, applicant, on behalf of Kojo Realty Corporation, owner, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 8165-8167 New Utrecht avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APRIL 13, 1926, 2 P. M.

### *Petitions for Variations.*

- 880-25-S—254-258 35th street, Manhattan.
- 1286-25-S—736 Broadway, Manhattan.
- 1289-25-S—780 Madison street, Brooklyn.
- 1308-25-S—338-340 West 39th street, Manhattan.
- 1309-25-S—348 West 36th street, Manhattan.
- 980-25-S—308 Hopkins avenue, Long Island City, Borough of Queens.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 1260-25-S—335-337 West 38th street, Manhattan.
- 1285-25-S—260-268 West 39th street, Manhattan.
- 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.
- 739-25-S—319-321 East 53rd street, Manhattan.
- 908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 988-25-S—385 Madison avenue, Manhattan.
- 1110-25-S—602 Madison avenue, Manhattan.
- 927-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 928-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 929-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 930-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 932-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 933-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 935-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 936-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.
- 952-25-S—1364-1370 Broadway, Manhattan.
- 953-25-S—1364-1370 Broadway, Manhattan.
- 954-25-S—1364-1370 Broadway, Manhattan.
- 955-25-S—1364-1370 Broadway, Manhattan.
- 956-25-S—1364-1370 Broadway, Manhattan.
- 957-25-S—1364-1370 Broadway, Manhattan.
- 958-25-S—1364-1370 Broadway, Manhattan.

### *Appliances Submitted for Approval.*

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and C, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valves, approval of.

## CALL OF CLERK'S CALENDAR.

TUESDAY, APRIL 20, 1926, AT 2 P. M.

### *Building Zone Cases.*

- 1144-25-BZ.  
APPLICANT—Philip J. Sinnott, for Manbro Realty owner.  
PREMISES—East side of Kings highway, 338 ft. 6 in. south of Foster avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline selling station.
- 1253-25-BZ.  
APPLICANT—John J. Dunnigan, for Bronx Heights Development Corp., owner.  
PREMISES—2131-2149 White Plains avenue, The Bronx.  
APPLICATION, under section 7g of the building zone resolution,  
TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five (5) horses for use in connection with a riding academy.
- 1350-25-BZ.  
APPLICANT—Henry Nordheim, for Rosemont Hotel Corp., owner.  
PREMISES—2262 Valentine avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the alteration and use for stores of the first story of an existing tenement house.
- 25-26-BZ.  
APPLICANT—Magnuson & Kleinert, for Squillacore, owners.  
PREMISES—571-583 East New York avenue, Brooklyn.  
APPLICATION, under section 7e of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 36-26-BZ.  
APPLICANT—Apollo Building Corp., owner.  
PREMISES—809-823 Avenue Q, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 42-26-BZ.  
APPLICANT—Michael Licalzi, owner.  
PREMISES—Northeast corner of Hilder avenue and Ham parkway north, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline selling station.



# CALENDAR

6-26-BZ.

APPLICANT—Luetzow & Reeves, lessees.

REMISES—745 Richmond avenue, Port Richmond, Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop.

APRIL 20, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1-26-A—Northeast corner of Oak Point avenue and Barry street, The Bronx.

3-26-A—331-333 Bowery, Manhattan.

8-25-A—56-78 Second avenue, Brooklyn.

10-25-A—1420 50th street, Brooklyn.

16-25-A—297 Fulton street, Brooklyn.

19-26-A—111-117 East Houston street and 229 Chrystie street, Manhattan.

23-26-A—167-169 Wooster street, Manhattan.

27-26-A—19 Division street, Long Island City, Borough of Queens.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 19, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

NO. 1169-25-BZ—Application, November 12, 1925, under section 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of James S. Schacht, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

NO. 496-25-BZ—Application, May 11, 1925, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of William Held, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 737-741 Huntspoint avenue, The Bronx.

NO. 64-26-BZ—Application, January 25, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Vincent Valentine, owner, to permit on a portion of a street between two intersecting streets, in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 540-550 West 58th street, Manhattan.

NO. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 2101-2121

Church avenue, northeast corner of Kenmore place, Brooklyn.

CAL. NO. 65-26-BZ—Application, January 25, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the alteration and extension of a gasoline service station; premises 1313 Fifth avenue, Manhattan.

CAL. NO. 157-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of Sloan and Robertson, architects, on behalf of 551 Fifth Avenue Corporation, owner, to permit partly in a  $1\frac{1}{4}$  times district and partly in a 2 times district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution; premises 547-549 Fifth avenue and 3-5-7 East 45th street, Manhattan.

CAL. NO. 771-25-BZ—Application, July 25, 1925, under section 21 of the building zone resolution, of William H. Kehoe, applicant, on behalf of Independent Milk and Cream Corp., lessee, to permit in a business district the use of an existing building as a milk dairy or bottling establishment; premises 325 East 152nd street, The Bronx.

CAL. NO. 926-25-BZ—Application, September 11, 1925, under section 7e of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Frederick Semken, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2230-2254 Cropsey avenue, Brooklyn.

CAL. NO. 1213-25-BZ—Application, March 23, 1926, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, architect, on behalf of Isidore Resnikoff, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building (previously withdrawn); premises 4001-4011 Fourteenth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 20, 1926, 2 P. M.

*Appeals from Administrative Orders.*

1217-25-A—456 Hamilton avenue, Brooklyn.

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

1254-25-A—Certificate of approval for combustible mixture (Flit).

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

742-25-A—26th to 27th streets, Fourth to Madison avenues, Manhattan.

330-25-A—66-70 Wyckoff avenue, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 20,*



# CALENDAR

1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1326-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alart Building Corporation, owner, to permit in a 1½ times district, the erection and maintenance of a street wall in part, to a height exceeding the limit required by the zone resolution; premises 2849-2855 Broadway, southwest corner of West 111th street, Manhattan.

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner of 166th street (Bergen street) and 90th avenue (No. 1st street), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, APRIL 23, 1926, 10 A. M.

SPECIAL MEETING.

*Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

APRIL 27, 1926, 10 A. M.

*Appeal from Administrative Order.*

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan:

1204-25-A—87-93 Columbia street, Brooklyn.

1212-25-A—280 Broadway, West New Brighton, Richmond.

1327-25-A—2227 Webster avenue, The Bronx.

3-26-A—1512 Plimpton avenue, The Bronx.

35-26-A—West side of Van Brunt street, 58 ft. 2 in. south of Harrison street (Warehouse No. 137), Brooklyn.

66-26-A—East side of Pearson street, 280 ft. north of Creek street, Long Island City, Borough of Queens.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 27, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macomb road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howarth avenue, Brooklyn.

CAL. NO. 38-26-BZ—Application, January 15, 1926, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Alfred B. Macle, owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2044-2086 Webster avenue, The Bronx.

CAL. NO. 907-25-BZ—Application, September 11, 1925, under sections 7e, 7c and 21 of the building zone resolution, of George M. McCauley, applicant, on behalf of Elena Goodale, Lina Ettlinger and Paul H. Drew, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Ogden avenue, 100 ft. north of West 166th street, The Bronx.

CAL. NO. 1123-25-BZ—Application, October 29, 1925, under section 7c of the building zone resolution, of Joseph Paroscandola, applicant and owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 292-294 Court street, Brooklyn.

CAL. NO. 1233-25-BZ—Application, December 2, 1925, under section 21 of the building zone resolution, of James L. McDonald, applicant, on behalf of John McDonald, owner, to permit in a residence district the erection and maintenance of a gasoline selling station; premises Brighton avenue, Tottenville, Richmond.

CAL. NO. 1267-25-BZ—Application, December 9, 1925, under section 7e of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of Louis Kramer, owner, to permit in a business district the alteration and change of occupancy of a building, formerly used as a stable, to a garage for the storage of more than five (5) motor vehicles; premises West 124th street and 266-272 Nicholas avenue, Manhattan.

CAL. NO. 1319-25-BZ—Application, December 19, 1925, under section 7a of the building zone resolution,



# CALENDAR

tion, of Louis F. Waillant, applicant, on behalf of Antonio Carrano, owner, to permit in a business district the alteration, extension and enlargement of a building used as a junk shop and the storage of rags and paper; premises 47-49 Kingsland avenue, southwest corner of Withers street, Brooklyn.

CAL. NO. 1323-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Marie Bausmann, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 4621 Proctor street, Glendale, Borough of Queens.

CAL. NO. 20-26-BZ—Application, January 7, 1926, under sections 7g and 21 of the building zone resolution, of Walter B. Wills, architect, on behalf of Frank Hartman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1219-1223 Putnam avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APRIL 27, 1926, 2 P. M.

### *Petitions for Variations.*

18-24-S—14-16 East 38th street, Manhattan.  
 90-25-S—16 West 45th street, Manhattan.  
 18-25-S—30-32 East 21st street, Manhattan.  
 34-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.  
 21-25-S—130-132 West 25th street, Manhattan.  
 54-25-S—539 Schenck avenue, Brooklyn.  
 71-25-S—241 Wythe avenue, Brooklyn.  
 37-25-S—235 West 27th street, Manhattan.  
 24-25-S—2350 Linden street, Ridgewood, Borough of Queens.  
 70-25-S—2515 Amsterdam avenue, Manhattan.  
 38-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
 51-25-S—356-360 West 36th street, Manhattan.  
 62-25-S—359-363 West 36th street, Manhattan.  
 58-25-S—571-583 Eighth avenue, Manhattan.  
 41-25-S—209 West 48th street and 1599 Broadway, Manhattan.  
 25-25-S—240-244 West 41st street, Manhattan.  
 2-25-S—38 Paynter avenue, L. I. City, Borough of Queens.  
 6-25-S—247 West 38th street, Manhattan.  
 51-25-S—341-343 West 38th street, Manhattan.  
 3-25-S—625-627 Sixth avenue, Manhattan.  
 2-25-S—117-121 Prince street, Manhattan.  
 43-25-S—469-471 Broome street, Manhattan.  
 7-25-S—233-235 West 35th street, Manhattan.  
 1-26-S—8½-12 Jones street, Manhattan.  
 4-26-S—23 West 32nd street, Manhattan.  
 2-26-S—529-531 West 46th street, Manhattan.  
 4-25-S—2517 Atlantic avenue, Brooklyn.  
 0-25-S—424 Broome street, Manhattan.  
 7-25-S—74 St. Edwards street, Brooklyn.  
 0-25-S—47 Stewart avenue, Brooklyn.

44-26-S—136-154 Varick street, 247-255 Spring street and 32-40 Van Dam street, Manhattan.

### *Appliances Submitted for Approval.*

1346-25-SA—Palmer Gravity Lock, approval of.  
 1193-25-SA—Paramount Fuel Oil Burner, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

## MAY 4, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

753-25-A—405-409 West 13th street, Manhattan.  
 62-26-A—1564 Bryant avenue, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 4, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## MAY 11, 1926, 2 P. M.

### *Petitions for Variations.*

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.  
 1220-25-S—42 West 28th street, Manhattan.  
 37-26-S—209-211 East 37th street, Manhattan.  
 960-25-S—34 East 28th street, Manhattan.  
 1195-25-S—72-74 West 125th street, Manhattan.  
 1214-25-S—228-238 East 44th street, Manhattan.  
 1234-25-S—2082 Third avenue, Manhattan.

## MAY 25, 1926, 2 P. M.

### *Petitions for Variations.*

1191-25-S—299 Wallabout street, Brooklyn.  
 1237-25-S—153-159 West 27th street, Manhattan.  
 16-26-S—561-565 Seventh avenue and 149 West 40th street, Manhattan.  
 45-26-S—618-620 Fifth avenue and 2 West 50th street, Manhattan.  
 67-26-S—127-133 West 26th street, Manhattan.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, APRIL 6, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board of standards and appeals, held on Tuesday morning, March 30, 1926, and the minutes of the regular meeting of the Board, held on Tuesday afternoon, March 30, 1926, were approved as printed in the Bulletin, No. 14, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS. 1111-25-A.

APPELLANT—Industrial Automatic Sprinkler Co., for Abraham & Straus, owners.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—50-58 Boerum place and 209-233 State street, Brooklyn.

### APPEARANCES—

For Appellant: Murray Riskin.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., for final disposition on request of appellant's representative.

### 1312-25-A.

APPELLANT—William C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—416-432 East 47th street, Manhattan.

### APPEARANCES—

For Appellant: George P. Knight.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon

Negative

Absent: Commissioner Holland.

### 732-25-A.

APPELLANT—Giuseppe Chirico, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—2327 Arthur avenue (rear), The Bronx.

### APPEARANCES—

For Appellant: Joseph Pennetto and Giuseppe Chirico.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal dismissed, order not being enforceable.

### THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....

Negative

Absent: Chief Kenlon.

### THE RESOLUTION:

(732-25-A)

WHEREAS, Giuseppe Chirico, owner, filed, July 10, 1925, an appeal from an order of the fire commissioner, affecting premises No. 2327 Arthur avenue (rear), Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 20, 1925, reads (Order No. 30030-LC):

"1. Discontinue the use of living apartments for dwelling purposes for reason that same are not occupied by the applicant or his employee. Section 154, Chapter 10, Code of Ordinances.

"2. Separate the living apartments from the garage by fire retarding walls and floors not pierced except by

one opening, protected by a fireproof self-closing door Chapter 10, Section 154, Code of Ordinances.

"3. Discontinue use of device employing free flame or fire in garage where live motor vehicles are being stored."

and

WHEREAS, the building is non-fireproof, three stories in height, 26 ft. by 40 ft. in area at 1st story and 26 ft. by 30 ft. in area above; located on the rear of the lot. OCCUPIED: 1st story, garage for the storage of five cars; 2nd and 3rd stories, living apartment on each story, now vacant; and

WHEREAS, the appellant contends that he has complied with Items 1 and 3 of Order No. 30030-LC; re to Item 1 the appellant claims that the garage is entirely separate from the living apartment by fire retarding walls and floor consisting of plaster boards, 3/4 in. cement plaster and 1/2 in. garage metal, and fireproof self-closing door; and

WHEREAS, the inspector of fire department reported that the order was dismissed of record in fire department on August 4, 1925, as not being enforceable for the reason that living apartment occupancy had been discontinued.

Resolved, that the appeal be and it hereby is dismissed.

### 1175-24-A.

APPELLANT—William R. Heins, for Republic Storage Co., owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—628-642 West 45th street, Manhattan.

### APPEARANCES—

For Appellant: William R. Heins.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....

Negative

Absent: Chief Kenlon.

### THE RESOLUTION:

(1175-24-A)

WHEREAS, William R. Heins, for Republic Storage Co. Inc., owner, filed, September 27, 1924, an appeal with the board of appeals from a decision of the fire commissioner affecting premises 628-42 West 45th street, Manhattan; and

WHEREAS, the decision of the fire commissioner reads:

"1. Not more than the following number of heads shall be controlled by one Type A dry pipe valve: Standard 1/2 in. heads 400, Type B dry pipe valve, standard 1/2 in. heads 500.

"NOTE: We have no evidence that accelerator has been approved as per Rule No. 3, Board of Standards and Appeals. Letter from Underwriters Laboratories of Chicago or Mutual Laboratories of Boston must be filed."

and

WHEREAS, the building is fireproof, nine stories in height, 72 ft. 11 in. by 141 ft. 5 in. in area; OCCUPIED for the storage of clothing, 115 persons in the entire building; and

WHEREAS, appellant contends that an accelerator has been installed, in the sprinkler system, which reduces the time of tripping of the air valves in the system more than 25 per cent.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the increase in number of heads shall not exceed 25 per cent of that allowed by the existing sprinkler rules controlling dry-pipe valves equipment; and that this sprinkler installation shall comply with the rules in all other respects.



# MINUTES

969-24-A.

APPELLANT—Grinnell Company, Inc., for Walter Shuttleworth, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—126 Franklin street and 220-224 West Broadway, Manhattan.

APPEARANCES—

For Appellant: R. B. Godley, Jr.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(969-24-A)

WHEREAS, Grinnell Co., Inc., for Walter Shuttleworth, owner, filed, July 25, 1924, an appeal with the board of appeals from a decision of the fire commissioner, affecting premises 126 Franklin street and 220-24 West Broadway, Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered July 25, 1924, in acting on Alteration Application No. 933-23, reads:

"1. No more than 400 heads shall be controlled by one "Type A" dry pipe valve—Rule No. 27.";

and  
WHEREAS, the building is non-fireproof, ten stories in height, 48 ft. by 91 ft. (irregular) in area; proposed occupancy, office building; and

WHEREAS, appellant contends that the dry pipe valves are equipped with "accelerators" which reduce the time of tripping the air valves 90 per cent, and that there are three re department connections, one on each street upon which the premises face, affording a potential auxiliary water supply.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the increase in number of heads shall not exceed 25 per cent of that allowed by the existing sprinkler rules controlling dry-pipe valves equipment; and that this sprinkler installation shall comply with the rules in all other respects.

87-25-A.

APPELLANT—Elk Novelty Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—524 East 187th street, The Bronx.

APPEARANCES—

For Appellant: Morris Hindenberg.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(987-25-A)

WHEREAS, Elk Novelty Co., for Henrietta Godt, owner, filed, September 25, 1925, an appeal from an order of the fire commissioner, affecting premises No. 524 East 187th street, Borough of Bronx; and

WHEREAS, the order of the fire commissioner, dated September 2, 1925, reads (Alt. No. 1601-25):

"You will be required to install an automatic sprinkler system having a two source supply consisting of a pressure tank and gravity tank due to the cellulose oc-

cupancy in order to comply with Order No. 24666-LC of this Department.";

and

WHEREAS, the building is non-fireproof, one story in height, 30 ft. by 75 ft. in area. OCCUPIED: Two stores and a workshop for the manufacture of celluloid buttons, 5 persons; and

WHEREAS, appellant contends that the maximum amount of celluloid on the premises is 250 pounds, stored in an approved fireproof vault located in the rear of the workshop; that the amount of celluloid in work will not exceed 25 pounds, and proposes to install a sprinkler system fed by a 4 in. direct connection to the city water main. A letter from the department of water supply, gas and electricity states that the main in question is fed two ways and that the hydrostatic pressure therein is 45 pounds per square inch.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the quantity of celluloid stock maintained on premises shall not exceed 90 pounds and shall be stored in an approved fireproof vault, located at the extreme rear of the premises, 1st story; that the premises shall be equipped with a sprinkler system with a 4 in. direct connection to the city main; and that the building shall be not increased in height, area or dimension.

160-26-A.

APPELLANT—L. Davidson, for Emil Buff, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—85-11 127th street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Appellant: L. Davidson.

For Opposition: Rudolph Thies and Carleton F. Wallace.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(160-26-A)

WHEREAS, L. Davidson, for Emil Buff, owner, filed, February 25, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 85-11 127th street, Borough of Queens; and

WHEREAS, the decision of the superintendent of buildings, rendered December 15, 1925 (Plan No. 22883/25 N. B.), reads:

"The erection of a garage for more than 5 cars in a business district is prohibited by the zone law.";

and

WHEREAS, the proposed building is non-fireproof, one story in height, 20 ft. 9 in., fronting on 127th street, 74 ft. in width at rear, by 100 ft. in depth. OCCUPANCY: Dead storage garage; the south side wall is to be an 8 in. brick party wall, erected along the use district boundary line, 100 ft. north of and parallel with Metropolitan avenue; and

WHEREAS, the appellant contends that the proposed building is to be used for the dead storage of automobiles and as a salesroom; that there will be no storage of gasoline in the cars nor in any other place about the premises; that the building will not be connected by doors to any other building; that the building will be wholly within a business district and used for business purposes in strict accordance with the zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.



# MINUTES

1311-25-A.

APPELLANT—Dairymen's League Co-Operative Association, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—542 East 19th street, Manhattan.

APPEARANCES—

For Appellant: Frank B. Lent and Amos J. Vroman, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland..... 1

THE RESOLUTION:

(1311-25-A)

WHEREAS, Dairymen's League Co-operative Association, Inc., owner, filed, December 17, 1925, an appeal from an order of the fire commissioner, affecting premises No. 542 East 19th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 17, 1925, reads (Order No. 86797-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is fireproof, three stories (70 ft.) in height, 118 ft. by 82 ft. (9,676 sq. ft.) in area; OCCUPIED as a dairy and a pasteurizing plant, 45 persons in entire premises; and

WHEREAS, appellant contends that the building is less than 85 ft. in height and also is less than 10,000 sq. ft. in area.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; and *granted* so long as the present use and occupancy shall remain unchanged.

1338-25-A.

APPELLANT—H. G. Vogel Company, for Stag Laundry, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—149 North Fourth street and 148-150 North Fifth street, Brooklyn.

APPEARANCES—

For Appellant: W. P. Thomas.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1338-25-A)

WHEREAS, H. G. Vogel Company, for Stag Laundry, Inc., owner, filed, December 24, 1925, an appeal from a decision of the fire commissioner, affecting premises 149 North 4th street and 148-50 North 5th street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered October 19, 1925, reads (Alt. Applic. No. 1509-25):

"1. No more than 80 heads may be taken from 4 in. supply, as per Rule No. 15. Appeal must be made to the Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a three-story non-fireproof building, having a frontage of 75 ft. on North 4th street and a depth of 100 ft.; a two-story non-fireproof building, having a frontage of 35 ft. on North 5th street and a depth of 100 ft., and also a one-story frame building having a frontage of 40 ft. on North 5th street and a depth of 80 ft. OCCUPIED: 1st story, manufacture of rubber goods, 90 persons; the remainder of the premises being occupied as a laundry, 110 persons; and

WHEREAS, appellant contends that the sprinkler system was installed voluntarily, the size, construction and occupancy of the premises not requiring a sprinkler; that the water supply for same consists of one 4 in. connection to the 6 in. city main in North 4th street (main being fed two ways and having a pressure sufficient to afford a pressure of 25 pounds per square inch at the top line of sprinklers); that the 4 in. street connection is increased to 6 in. and carried as such into the premises; and appellant further contends that there is an average of 95 heads per fire area and in the top story that there are installed only 89 sprinkler heads.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; and *granted* only so long as the occupancy and conduct of business maintained on the premises shall be restricted to wet wash laundry.

1341-25-A.

APPELLANT—Victor A. Thomas, for S. S. Glauber, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—521-529 East 79th street, Manhattan.

APPEARANCES—

For Appellant: Victor A. Thomas.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....  
Negative .....  
Absent .....

THE RESOLUTION:

(1341-25-A)

WHEREAS, Victor A. Thomas, for S. S. Glauber, Inc., owner, filed, December 28, 1925, an appeal from a decision of the fire commissioner, affecting premises 521-29 East 7th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered December 3, 1925 (N. B. Applic. No. 444-25), reads:

"2. Thickness of tank material is not in accordance with Fuel Oil Rules.";

and

WHEREAS, the building is fireproof, two stories in height, 125 ft. by 100 ft. in area; OCCUPIED as a warehouse storing plumbing materials; and

WHEREAS, the appellant has buried a storage tank of 500 gallons capacity 2 ft. below the cellar floor, to be used in connection with a fuel oil burning system; the tank being 7 ft. in diameter by 17 ft. 7 in. in length and having convex heads; and

WHEREAS, the appellant claims that the convex heads of the tank are 5/16 in. in thickness; that the shell is ½ in. in thickness; that the tank has been tested to a pressure of 30 pounds without showing defects; that the foundation of solid rock and the tank is buried in concrete.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is



# MINUTES

is granted on condition that the tank shall be entirely encased with 12 in. of cement concrete; that certificate of factory test shall be filed with the fire commissioner; that the storage of oil in said tank shall be restricted to Grade A fuel oil; and that the fuel oil burning equipment shall comply with the fuel oil rules in all other respects.

766-25-A.

APPELLANT—New York Railways Corporation, owner.

SUBJECT—Application for reopening—amendment to resolution—appeal from decision of fire commissioner.

PREMISES AFFECTED—721-725 Lenox avenue, Manhattan.

APPEARANCES—

For Appellant: Eugene J. Noyes.

ACTION OF BOARD—Appeal reopened and resolution modified.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN; TO MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(766-25-A)

WHEREAS, New York Railways Corp., owner, filed, July 4, 1925, an appeal with the board of standards and appeals from an order of the fire commissioner, affecting premises 721-725 Lenox avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"(Re Applic. No. 395-1925)

"6. The entire area of premises must be equipped with a regulation standpipe, independent of the sprinkler system, supplied from a gravity tank 20 ft. above the roof with at least 5,000 gallons reserve. Siamese connections for every 200 ft. of frontage, 5 in. cross-connection, 4 in. risers, with 2½ in. outlets and 2½ in. unlined linen hose, etc.";

WHEREAS, the premises consist of a plot of ground, facing on three street fronts, upon which is located the car house, two and four-story fireproof building, including a portion of the 1st story (50 ft. by 232 ft. in area); OCCUPIED as a garage; and

WHEREAS, appellant contends that the garage portion of the premises is entirely separated by brick walls from the remainder of the premises; that the buildings are protected by a sprinkler system; the source of supply for fire protection being a 60,000-gallon gravity tank (located 75 ft. above the ceiling of the garage), and five (5) 25,000-gallon pressure tanks with 75 pounds air pressure maintained; and

WHEREAS, this appeal was granted by the board at its meeting November 4, 1925, on certain conditions, and appellant requested a modification of these conditions in so far as they affect the car barn portion of the structure.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted on condition that the entire premises be equipped with an approved wet sprinkler system and that the garage portion of these premises shall be additionally equipped with standpipe system in compliance with the standpipe rules in all respects other than the requirement of a 5,000-gallon gravity tank.

## BUILDING ZONE CASES.

826-25-BZ.

APPLICANT—William F. Doyle, for Alart Building Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of a street

wall, in part, to a height exceeding the limit required by the zone resolution.

PREMISES AFFECTED—2849-2855 Broadway, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Henry R. Dwight and William Bonner.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., for decision by tenement house commissioner.

1268-25-BZ.

APPLICANT—Henry J. Nurick, for Isaac Levin, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7a of the building zone resolution, to permit in a residence district the erection of a proposed extension to an existing factory building.

PREMISES AFFECTED—376-378 Throop avenue, Brooklyn.

APPEARANCES—

For Applicant: Louis Klein, Isaac Levin and Samuel Levin.

For Opposition: None.

ACTION OF BOARD—Laid over to April 6, 1926, at 2 p. m., on request of appellant's representative.

897-25-BZ.

APPLICANT—John W. Dolan, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection of a gasoline service station.

PREMISES AFFECTED—Southwest corner of 51st street and Jackson avenue, Corona, Borough of Queens.

APPEARANCES—

For Applicant: John W. Dolan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.... 4

Negative: Chairman Walsh..... 1

Absent ..... 0

THE RESOLUTION:

(897-25-BZ)

WHEREAS, John W. Dolan, owner, filed, September 3, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner Jackson avenue and 51st street, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jackson avenue and 51st street are in business districts, and that 50th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered June 29, 1925, reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consist of a plot of ground, 25 ft. by 93 ft., irregular in area, on which it is proposed to install a gasoline selling station with buried storage tanks, pumps and small structure for office, etc.; and



# MINUTES

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that all permits required for the prosecution of the work shall be obtained within six months and the construction work completed within one year from the date of this action.

1317-25-BZ.

APPLICANT—D. S. Morrison, owner.

SUBJECT—Application (re: decision of fire commissioner), under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Riverdale avenue and West 259th street, The Bronx.

APPEARANCES—

For Applicant: D. S. Morrison.

For Opposition: H. J. Waters, J. F. Walsh and Emanuel Felman.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(1317-25-BZ)

WHEREAS, D. S. Morrison, owner, filed, December 18, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner Riverdale avenue and West 259th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Riverdale avenue is in both a residence and a business district; that West 259th street and Netherland avenue are in residence districts; and

WHEREAS, the decision of the fire commissioner, rendered December 14, 1925, reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of a plot of ground, with a frontage of 19 ft. 2 in. and a depth of 76 ft., on which it is proposed to install a gasoline service station; with buried storage tanks, pumps and buildings, etc.; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 7a of the building zone resolution, and that there would not be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1334-25-BZ.

APPLICANT—Edward P. Doyle, for Robert R. Meyer, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c, 7e and 21 of the building zone resolution, to permit partly in a business district and partly in an unrestricted district, the alteration and change of occupancy of a building formerly occupied as a stable to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—136-138 West 4th street, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle and Robert R. Meyer.

For Opposition: J. Irving Walsh, Rev. Lewis E. Christian, Ralph Folks, Maurice Deutsch, Everett G. Steinert, Edward T. Ryan and Ferdinand D. Sanford.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(1334-25-BZ)

WHEREAS, Edward P. Doyle, for Robert R. Meyer, owner, filed, December 23, 1925, an application, under the building zone resolution, to permit partly in a business district and partly in an unrestricted district, the alteration and change of occupancy of a building formerly used as a stable to a garage for the storage of more than five motor vehicles; premises 136-138 West 4th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 4th street is in a business district to west of a point 100 ft. west of McDougal street; that West 4th street is in a residence district to east of a point 100 ft. west of McDougal street; and that West 3rd street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings rendered December 23, 1925, reads:

"1. Proposed garage occupancy is contrary to Sections 4 and 6, Art. 2 of the Zoning Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, five stories and basement in height, with a frontage of 47 ft. and a depth of 109 ft.; it is proposed to alter the structure and occupy it as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7c and 7e of the building zone resolution, and that there would not be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

728-24-BZ.

APPLICANT—Philip J. Sinnott, for Helen B. Peckett owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2074-2088 Fulton street Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Emanuel Warzager.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....

Negative: Chairman Walsh, Commissioners  
Connell and Holland and Chief Kenlon..

Absent .....



# MINUTES

## THE RESOLUTION:

(728-24-BZ)

WHEREAS, Philip J. Sinnott, for Helen B. Peckett, owner, filed, May 23, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2074-2088 Fulton street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fulton street is in a business district; that Hopkinson avenue is in a business district, and that Herkimer street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1924, reads:

"Denied—Proposition contrary to the Zone Resolution, Art. II, Sec. 4. A public garage for more than five motor vehicles in a business district."

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 200 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, this case was filed on May 23, 1924, under section 20; and was denied by the board on October 24, 1924; reopened by the board on April 21, 1925; withdrawn by applicant on May 26, 1925; reopened by the vote of the board on March 9, 1926, on the basis of obtaining consents under section 7g. New consents were filed and these consents with the consents previously filed in the case amount to 80 per cent of the area deemed affected by the board; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7g of the building zone resolution in that he failed to file 80 per cent of consents of affected property owners.

Resolved, that the decision of the superintendent of buildings be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

728-23-BZ.

APPLICANT—John J. Dunnigan, for Hugh A. McGorry, owner.

SUBJECT—Application for extension of permit (re: order of fire commissioner) to permit partly in a business district and partly in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—3420 Olinville avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request for extension; application reopened and permit extended for two years.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN; TO EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle.... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(733-23-BZ)

WHEREAS, Edward R. Koch, for Hugh A. McGorry, owner, filed, June 12, 1923, an application, under the building zone resolution, to permit partly in a residence and partly in a business district the maintenance of a garage for the storage of three (3) motor vehicles, spaces rented to persons not residing on the premises; premises 3420 Olinville avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, March 18, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Olinville avenue is a residence district and White Plains avenue is a business district; and

WHEREAS, the order of the fire commissioner, dated January 19, 1923, Order No. 15802-C, reads:

"1. Discontinue the maintenance of a garage which is not an accessory to residence on same lot.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 27 ft. and a depth of 18 ft.; occupied as a garage for three motor vehicles, space for two of which is rented to persons not residing on the premises; and

WHEREAS, under the provisions of section 7, subdivision F, the board is empowered to act; and

WHEREAS, this application was granted by the board at its meeting March 18, 1924, on certain conditions, and the applicant, through his architect, John J. Dunnigan, requested an extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted, conditionally*, for a period of two years from March 18, 1926, on condition that the capacity of the garage be limited to three automobiles of the pleasure car type, space for two of which may be rented to persons not residing on the premises, and on further condition that there be no gasoline storage system maintained on the premises.

Adjourned 1 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, APRIL 6, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### APPEALS FROM ADMINISTRATIVE ORDERS.

21-25-A.

APPELLANT—Standard Oil Company of New Jersey.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Certificate of approval for combustible mixture, "Flit."

### APPEARANCES—

For Appellant: J. H. Hayes and Dudley Grant.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to April 27, 1926, at 10 a. m., pending filing of petition.

1199-25-A.

APPELLANT—Edward P. Doyle, for Court House Building Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.



# MINUTES

PREMISES AFFECTED—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.  
APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on written request.

742-25-A.

APPELLANT—Cass Gilbert, Inc., for New York Life Insurance Company, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—Block bounded by 26th to 27th streets and Fourth to Madison avenues, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on written request.

330-25-A.

APPELLANT—Tobias Goldstone, for Wyckoff Suydam Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—66-70 Wyckoff avenue and 368-386 Suydam street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Michelman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on request of appellant's representative.

1232-25-A.

APPELLANT—Benjamin Sackheim, for Weber Chemical Corp., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1140-1142 Teller avenue, The Bronx.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1232-25-A)

WHEREAS, Benjamin Sackheim, for Bear Realty Co., owner, filed an appeal from an order of the fire commissioner on November 30, 1925, affecting premises 1140-42 Teller avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated November 11, 1925, reads (Order No. 31258-LC):

"1. Discontinue the maintenance and operation of a wholesale drug store on these premises."

and

WHEREAS, the building is non-fireproof, two stories in height, 37 ft. by 97 ft. in area. OCCUPIED: 1st story, bottling plant for witch hazel and cough mixtures, 3 persons; 2nd story, billiard and pool room, average of 20 persons; and

WHEREAS, appellant contends that the premises are amply provided with exits and that the maximum quantity of chemicals in the premises consist of 150 gallons of cough mixture consisting of a solution of alcohol and white pine syrups; and

WHEREAS, this matter was laid over at the request of appellant's representative to April 6, 1926, at 2 p. m.; and

WHEREAS, at the public meeting of the board held on April 6, 1926, there were no appearances for the appellant.

Resolved, that the appeal be and it hereby is dismissed for lack of prosecution.

966-25-A.

APPELLANT—Lena J. Fry, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Kenmore road, 72 feet west of Douglas road, Douglaston, Borough of Queens.

APPEARANCES—

For Appellant: Anna C. McConnell.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon.....

THE RESOLUTION:

(966-25-A)

WHEREAS, Lena J. Fry, owner, filed, September 17, 1925, an appeal from an order of the fire commissioner, affecting premises on the south side of Kenmore road, 72 feet west of Douglas road, Douglaston, Borough of Queens and

WHEREAS, the order of the fire commissioner, dated August 31, 1925, reads (Order No. 97847 1 C):

"You are hereby notified that an inspection of the above premises, used for the storage of fuel oil, shows that the following must be done before the permit requested by you can be issued:

"FORTHWITH—

"1. Remove all fuel oil until the following order are complied with.

"2. File plans showing the complete installation of the fuel oil burning equipment, as per Rule 16 of the Fuel Oil Rules.

"3. Submit a certificate from the Superintendent of Buildings approving the proposed construction of the tank enclosure and location of the tanks, as per Rule 16 of the Fuel Oil Rules.

"5. Have fuel oil burning device or apparatus of Grade B Fuel Oil approved by the Board of Standards and Appeals as per Rule 35-a of the Fuel Oil Rules.

"6. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals as per Rule 217 of the Fuel Oil Rules.

"7. Provide an automatic shut-off to prevent a normal flow of fuel oil to the burners, as per Rule 22-a of the Fuel Oil Rules.

"9. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B Fuel Oil carrying piping, as per Rule 25, Sec. 2 of the Fuel Oil Rules."

"12. Provide a pilot light for each automatic fuel burning system of an adequate intensity, in each combustion chamber so arranged as not to be easily extinguished, as per Rule 28 of the Fuel Oil Rules."

and

WHEREAS, the building is frame, 1½ stories in height, 45 ft. by 28 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning equipment has been installed consisting of a 1,000 gallon tank buried outside the building, an "Electrol" burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant contends: In re Item 2, that the required plans have been filed; re Item 3, that the tank location and enclosure conform with the fuel oil rules; re Items 5 and 6, that application has been made to the board of standards and appeals for the approval of the burner; in re Item 7, that the automatic shut-off is provided of the apparatus; re Item 9, appellant contends that the piping will withstand the required test; and in re Item 12, appellant contends that no pilot light is required in the installation for the reason that it is electrically ignited.



# MINUTES

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary permit as to the use of Electrol burner for a period of ninety days at the owner's risk pending determination by the board on petition for approval of burner for general use, *on condition* that the fuel oil burning equipment installation shall comply with the fuel rules in all other respects.

11-26-A.

APPELLANT—Philip J. Sinnott, for S. Kaplan & Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—64-66 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Connell, Holland and Guilfoyle..... 3

Negative: Chairman Walsh and Chief Kenlon ..... 2

Absent ..... 0

THE RESOLUTION:

(181-26-A)

WHEREAS, Philip J. Sinnott, for S. Kaplan & Company, Inc., owner, filed, March 2, 1926, an appeal from an order of the fire commissioner, affecting premises 64-66 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 17, 1926 (Order No. 11-A) reads:

"1. A wet automatic sprinkler system, installed as required by the Board of Standards and Appeals, to cover every square foot of the stage, dressing rooms and property room.

"2. Telegraphic communication with Fire Department Headquarters.";

WHEREAS, the building is fireproof, nine stories (120 ft.) in height, 51 ft. 6 3/4 in. by 115 ft. and 125 ft., irregular, depth, about 6,175 sq. ft. in area. OCCUPIED: Basement, 5 dressing rooms and boiler room; 1st story, auditorium, 284 seats; 2nd, 3rd and 4th stories, offices; 5th story, school; 6th story, school and 3 studio apartments; 8th and 9th stories, studio apartments; and

WHEREAS, the appellant contends that sprinkler systems are not required in theatres having less than 300 seats; that this theatre is located on the ground floor of a fireproof building and provided with adequate exits; that the building is provided with a standpipe system, consisting of a gravity tank of 7,500 gallons capacity, located 20 ft. above the roof, which in turn is supplied by a 75 gallon minute automatic pump; that the street main is 6 in. diameter, fed both ways; minimum pressure is 45 lbs.; and

WHEREAS, this appeal was voted upon and denied by the board at its regular meeting held March 23, 1926, and immediately thereafter reconsidered, reopened and set for further hearing April 6, 1926, at 10 a. m. by a second meeting of the board, in order that the appellant may have opportunity to obtain all orders from the fire department on condition that theatrical use shall not be maintained pending determination by the board of any appeal which shall be presented in connection with the use and occupancy of the building; and

WHEREAS, the appellant has filed a copy of the letter addressed to the fire department containing a request for all requirements of the law affecting the premises in question in order that a license for theatrical use may be issued;

WHEREAS, the reply from the fire department, dated March 26, 1926, reads:

"The following requirements, enumerated with the consent of Chief Kenlon, must be complied with be-

fore an approval of license can be recommended. They are based upon Chapter 12, Article 2, Section 20, and Chapter 3, Article 1, Section 8 of the Code of Ordinances:

"1. Provide an asbestos curtain arranged as described in Article 25, Chapter 5, C. O.

"2. Provide skylights to occupy a space equal to one-eighth the area of stage above the same, arranged to open automatically as described in Article 25, Chapter 5, C. O.

"3. Provide a wet automatic sprinkler system, installed in conformity with the regulations of the Board of Standards and Appeals, to cover every square foot of the stage, dressing rooms and property room.

"4. Have all scenery and drops treated with a fireproofing solution.

"5. Install a fire alarm telegraphic communication with this Department."

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

823-25-A.

APPELLANT—H. C. Bohack Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1979-1981 Metropolitan avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(823-25-A)

WHEREAS, H. C. Bohack Co., Inc., owner, filed, August 10, 1925, an appeal with the board of standards and appeals from an order of the fire commissioner, affecting premises 1979-1981 Metropolitan avenue, Maspeth, Queens; and

WHEREAS, the order of the fire commissioner, dated July 22, 1925, reads:

"Order No. 82332—Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per sq. in. extending from cellar to roof. \* \* \*";

and

WHEREAS, the building is non-fireproof, one story (15 ft.) in height, 112 ft. by 204 ft. in area; OCCUPIED as a factory, 95 persons; and

WHEREAS, the appellant contends the building is equipped with a sprinkler system, supplied by a tank of 50,000 gallon capacity, 100 ft. above ground; that a watchman makes hourly rounds; that there are two (2) fire hydrants and a 50 gallon Foamite tank within 50 ft. of the building; and

WHEREAS, this appeal was denied by the board at its meeting December 15, 1925, and appellant, through his attorney, William H. Goode, requested a reopening of the case and a rehearing on the ground that there is a concrete driveway leading from Metropolitan avenue and enclosing three sides of the building, approximately 35 ft. in width; that there is a highway giving access to land on the rear; that an approved sprinkler system is installed; that there are two city fire hydrants within 50 ft. on each side of property; no boilers in the building; machinery is operated by electricity and gas is shut off at night.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the present structure shall not be increased in height and that the existing subdivision of the



# MINUTES

floor area shall not be increased; that any horizontal openings shall be equipped with automatic fire doors on both sides; that the present skylight area of present roof shall not be decreased; and that the premises shall be equipped with approved wet automatic sprinkler system throughout; that the fire hydrants now installed in the yard shall be provided with not less than 200 ft. of approved 2½ in. hose and that there shall not be any heating or power generating apparatus installed within the area of building; and *granted* only so long as the conditions as to the use and occupancy otherwise remain unchanged.

1086-25-A.

APPELLANT—William F. Doyle, for American Ivory Mfg. Company, present lessee.

SUBJECT—Application for reopening—reconsideration—appeal from order of fire commissioner.

PREMISES AFFECTED—102 West 101st street, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Appeal reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1086-25-A)

WHEREAS, P. Cousten, one of the lessees, for Bernard Burge, owner, filed, October 24, 1925, an appeal from the order of the fire commissioner, affecting premises No. 102 West 101st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 23, 1925, reads (Order No. 31365-LC):

"With reference to your application dated October 21, 1925, for a permit to store nitro-cellulose products at the above location, I regret to inform you that I am without power to grant such a permit for the following reasons: Section 232, Subdivision 2, Chapter 10, Code of Ordinances, prohibits the storage of nitro-cellulose products in any building.

"2. Which is not equipped with an approved two source system of auto. sprinklers;

"3. Where paints and varnishes are manufactured, stored or kept for sale;

"4. Where matches are stored or kept for sale.

"You are therefore ordered to:

"Remove all nitro-cellulose products from these premises forthwith."

and

WHEREAS, the building is six stories (80 ft.) in height, 100 ft. by 100 ft. 11 in., nearly 10,000 sq. ft. in area, with fireproof floor arch construction; OCCUPIED for the manufacture of furniture, underwear, fountain pens, perfumes and celluloid articles; about 35 persons on each story; and

WHEREAS, the appellant, who occupies the 6th story for the manufacture of celluloid articles, claims that the building is provided with an automatic sprinkler system connected with the national district office by telegraphic alarm, and supplied by a 12,000 gallon gravity tank; that 10,000 pounds of celluloid is stored in a fireproof vault on the roof; that only 100 pounds of celluloid is used in the course of work; that the only paint, varnish and matches kept on the premises is that which is sold retail by the Woolworth store on the first story, and for which a permit has been issued by the fire department; and

WHEREAS, this appeal was denied by the board at its meeting February 23, 1926, and the present lessee, through its representative, W. F. Doyle, requested a reopening of the case, and proposed to reduce quantity of celluloid stored

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Items 3 and 4, on condition that the location of any paints and varnishes shall be restricted to the first story, maintained in metal containers of small unit capacity for retail sale, and *granted on further condition* that the quantity of matches maintained on the premises shall be restricted to a quantity within that permitted under fire department permit, maintenance and storage to be limited to the 1st story; that the celluloid use and occupancy shall be restricted to the top story, and that the quantity of celluloid maintained on the premises shall not exceed 500 pounds; and shall be stored in an approved vault or cabinet and not more than 100 pounds to be in use at one time.

665-25-A.

APPELLANT—Frank P. Keniston, for Spring Products Corp., lessee.

SUBJECT—Application for reopening—modification of resolution (re: appeal from order of fire commissioner).

PREMISES AFFECTED—2505 Third avenue, The Bronx.

APPEARANCES—

For Appellant: Frank P. Keniston.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(665-25-A)

WHEREAS, F. P. Keniston, for Spring Products Corporation, lessee, filed, June 26, 1925, an appeal, with the board of standards and appeals, from an order of the fire commissioner, affecting premises 2505 Third avenue, The Bronx, and

WHEREAS, the order of the fire commissioner, No. 291 LD, reads:

"1. Provide an approved buried storage system of sufficient capacity for the proper storage of benzine;

"2. Discontinue the storage or use of benzine in the same room or compartment where there is an open flame."

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 90 ft. in area; OCCUPIED for the manufacture of springs, shipping and japanning on the 1st story; a total of 58 persons in the entire building; and

WHEREAS, appellant contends that they store only 50 gallons of benzine, which is used to thin the lacquer in the dipping room, which room is enclosed in fireproof partitions, and that this room is 12 ft. from the gas fire where the springs are baked, and requests permission to have a portable safety tank; and

WHEREAS, this appeal was granted by the board at its meeting October 20, 1925, on certain conditions, and appellant requested a modification of these conditions.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the quantity of benzine stored on the premises shall not exceed 50 gallons, stored in metal drums buried below grade in the rear of present main structure; vented to outer air above 1st story level; that the dipping room shall be constructed of masonry not to exceed a height



# MINUTES

one story at the rear of premises with walls and roof pierced, with the exception of one door opening, equipped with metal doors, and a ventilator in roof; and that no empty line or benzine drum shall be maintained or stored in any of premises; and that the opening in the rear wall to platform of dipping room shall be equipped with self-closing fireproof door.

## BUILDING ZONE CASES.

1194-25-BZ.

APPLICANT—Edward P. Doyle, for Hargreen Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—588 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: George W. Herz and Alderman Rudd.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on request of applicant.

1194-25-BZ.

APPLICANT—John M. Baker, for Frank W. Bruns, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—Northeast corner of 166th street (Bergen street) and 90th avenue (North First street), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John M. Baker.

For Opposition: None.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., to amend to section 7-g and submit consents.

375-23-BZ.

APPLICANT—Abraham H. Schwart, for Homack Construction Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

PREMISES AFFECTED—12-24 East Roosevelt avenue, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Lewis.

ACTION OF BOARD—Application withdrawn.

VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

1194-25-BZ.

APPLICANT—William F. Doyle, for Burlington Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used, in part, as stores.

PREMISES AFFECTED—178-186 Parkside avenue and 333-357 Ocean avenue, Brooklyn.

## APPEARANCES—

For Applicant: William F. Doyle and Harold J. Levine.

For Opposition: Maurice Raidman, Samuel Turner and Oscar Stolp.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon..... 3

Negative: Chairman Walsh and Commissioner Connell ..... 2

Absent ..... 0

## THE RESOLUTION:

(1194-25-BZ)

WHEREAS, William F. Doyle, for Harold J. Levine, owner, filed, November 18, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used in part as stores; premises 178-186 Parkside avenue and 333-357 Ocean avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean avenue is in a residence district, and that Parkside avenue, easterly from Ocean avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 17, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3, the erection of stores in a residential district."; and

WHEREAS, the premises consist of a plot of ground having a frontage of 145 ft. 7 in. on Woodruff avenue, 211 ft. 4 in. on Ocean avenue and 81 ft. 10 3/8 in. on Parkside avenue; it is proposed to erect thereon an apartment building, and on the northerly portion of the plot a one-story non-fireproof building 81 ft. 10 3/8 in. by 105 ft. 10 1/4 in. in area; to be used as stores; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

375-23-BZ.

APPLICANT—Thomas W. Lamb, architect, on behalf of B. F. Keith New York Theatres Company, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes (previously withdrawn).

PREMISES AFFECTED—109 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: J. Henry Walters.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(375-23-BZ)

WHEREAS, Thomas W. Lamb, for B. F. Keith's New York Theatre Company, owner, filed, March 28, 1923, an application, under the building zone resolution, to permit in a resi-



# MINUTES

dence district extending from a business district the erection and maintenance of a building for theatre purposes; premises 109 East Fordham road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, and that Morris avenue and East 190th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 3, 1925, reads:

"1. Erection of proposed place of public assembly in business district extending into residence district is contrary to provisions of Building Zone Resolution.";

and  
WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 40 ft. on East Fordham road and 111 ft. 9 in. on Morris avenue, irregular in area; to be occupied as a theatre; and

WHEREAS, this application was withdrawn July 15, 1924, and reopened by vote of the board October 20, 1925; and

WHEREAS, the board deemed the applicant was entitled to relief under section 7c of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected in accordance with the requirements of section 25 of the code of ordinances; that there shall be no openings from the theatre within the residence use district on the Morris avenue front, other than the emergency exits required by law; that there shall be no advertising signs, billboards or display permitted on the Morris avenue front of the structure; that the street wall of the Morris avenue front shall be finished in face brick, with architectural terra cotta or stone trimmings; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1268-25-BZ.

APPLICANT—Henry J. Nurick, for Isaac Levin, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7-a of the building zone resolution, to permit in a residence district the erection of a proposed extension to an existing factory building.

PREMISES AFFECTED—376-378 Throop avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1268-25-BZ)

WHEREAS, Henry Nurick, for Isaac Levin, owner, filed, December 9, 1925, an application, under the building zone resolution, to permit in a residence district the erection of a proposed extension to an existing factory building; premises 376-378 Throop avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that DeKalb avenue is in a business district; that Kosciuszko street is in a residence district; and that the northeast and northwest corners of Throop avenue and Lafayette avenue are in a business district;

WHEREAS, the decision of the superintendent of buildings rendered November 12, 1925, reads:

"1. Proposed erection of four-story brick addition to present factory in a residence district is contrary to Art. 2, Section 3 of Zoning Resolutions, and is hereby denied.";

and

WHEREAS, the existing factory is non-fireproof, six stories in height, 20 ft. by 83 ft. in area; it is proposed to erect to the north a four-story non-fireproof addition, 22 ft. by 90 ft. in area; to be occupied for factory purposes; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7a of the building zone resolution as an extension of existing adjoining factory use occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, so far as it affects the zoning restriction, *on condition* that the proposed addition shall be an extension to the existing factory structure in the same ownership; and that the building shall comply with the labor law requirements in all respects; all permits necessary for the prosecution of the work to be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1148-22-BZ.

APPLICANT—Morris & McVeigh, owner.

SUBJECT—Application for reopening—extension of time (re: decision of superintendent of buildings) to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Walton avenue and east side of Gerard avenue, 80 ft. south of 149th street, The Bronx.

APPEARANCES—

For Applicant: Joseph L. Johnson and John Jacobs.

For Opposition: None.

ACTION OF BOARD—Application reopened and extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND TO EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1148-22-BZ)

WHEREAS, Lewis Spencer Morris, owner, filed, September 26, 1922, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five motor vehicles; premises west side of Walton avenue and east side of Gerard avenue, 80 ft. south of 149th street, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals at its regular meeting, December 12, 1922, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Walton avenue and Gerard street are business districts and Gerard avenue is an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings rendered September 19, 1922, in acting on N. B. No. 28 reads:



# MINUTES

"1. Erection of proposed garage for storage of more than five motor vehicles extending into business district is contrary to provisions of Building Zone Resolution.";

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 180 ft. and a depth of 120 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the applicant has filed the duly acknowledged minutes of the owners of 87 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this appeal was granted by the board at its meeting on December 12, 1922, on certain conditions, and applicant requests an extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the northerly and southerly gable walls be unpierced throughout their entire length and height, and that there be no vehicular entrance or exit within the business district within 15 ft. of East 149th street on either the Walton avenue or Gerard avenue fronts of this building, and that the front elevations be faced with front brick and stone or terra cotta trimmings;

Resolved, further, that all permits necessary for the prosecution of the work be obtained within six months and the building completed within six months from the date of this decision.

7-BZ.

APPLICANT—Charles S. Clark, for 54th Street Holding Corp., owner.

SUBJECT—Application for reopening—extension of time (re: decision of superintendent of buildings) to permit the conversion of an existing stable into a garage in a business district.

PREMISES AFFECTED—103-105 West 53rd street and 104-106 West 54th street, Manhattan.

APPEARANCES—

For Applicant: Rudolph Ludwig.

For Opposition: None.

ACTION OF BOARD—Application reopened, modified and time extended.

THE VOTE TO REOPEN AND TO EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(92-17-BZ)

WHEREAS, William F. Doyle, for 54th Street Holding Corp., owner, filed, January 23, 1917, an application, under building zone resolution, to permit in a business district the conversion of a stable for more than five (5) motor vehicles into a garage for more than five (5) motor vehicles; premises 103-5 West 53rd street and 104-6 West 54th street, Manhattan; and

WHEREAS, a public hearing was held on this application before the board of appeals, at its regular meeting, October 24, 1924, after due notice by publication in the Bulletin of Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 53rd street and 54th street are in business districts; and

WHEREAS, it is proposed to alter an existing four-story fireproof building, 50 ft. by 200.10 ft. in area, now used for stable and wagon storage, into a garage for more than five motor vehicles; and

WHEREAS, this application was granted by the board on January 20, 1917, but owner failed to commence work in accordance with conditions in the material and labor market; and the case was reopened and a modification and an extension

of time granted October 14, 1924, and applicant requests a further extension of time; and

WHEREAS, the board deemed there would be a hardship in preventing applicant from making the proposed change owing to the character of surrounding buildings and the former action of the board.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be fire retarded throughout in accordance with the rules of the board of standards and appeals, and that it shall comply with the building code in all respects; that the 54th street front shall be restricted to one emergency vehicular exit; that there shall be no ramp entering from or exiting to the 54th street front; that any ramp construction on the 53rd street front shall be set back not less than 15 ft. from the front of the building; that there shall not be more than one projecting illuminated sign permitted on the 54th street front; that any gasoline storage equipment plant shall be installed on the 53rd street front of the building; that the building be completed by May 14, 1926.

575-25-BZ.

APPLICANT—Gardiner Conroy, for O'Hara Realty Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—507-511 Flatbush avenue and 1118-1122 Washington avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application reopened, resolution of November 4, 1925, amended as to installation of ramp runway only.

THE VOTE TO REOPEN AND TO MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(575-25-BZ)

WHEREAS, Gardiner Conroy, for O'Hara Realty Company, owner, filed, June 3, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 507-511 Flatbush avenue and 1118-1122 Washington avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 4, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both Flatbush avenue and Washington avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 27, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4a 15. The erection of a garage for more than five motor vehicles.";

and

WHEREAS, the proposed building is of fireproof construction, three stories in height, with a frontage of 56 ft. 9½ in. on Flatbush avenue and 109 ft. 11 in. on Washington avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there was documentary proof submitted, in support of section 7 E, from the health department, and supporting affidavits as to the existence of a public stable on this street prior to the adoption of the zoning resolution and still existing; and



## MINUTES

WHEREAS, this application was granted by the board at its meeting, November 4, 1925, on certain conditions, and applicant requested a modification of these conditions as to ramps, and submitted plans for approval.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof, not exceeding three (3) stories in height above grade, and that there shall be no ramps installed or incorporated on these premises above the 1st story; that the center of any vehicular exit or entrance shall not be within 25 ft. of the intersection of any corner of the street fronts; that the northerly gable wall shall be unpierced throughout its entire height and length; any gasoline storage equipment installed shall be located approximately at the center of the building on the Washington avenue street front; that the facades of the building on the street fronts shall be finished with face brick, architectural terra cotta or natural stone of ornamental design; a return drawing to be made to this board for indorsement before submitting same for approval to the superintendent of buildings; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

575-25-BZ.

APPLICANT—Gardiner Conroy, for O'Hara Realty Co., owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted November 4,

1925 (re: decision of superintendent of buildings), as amended April 6, 1926.

PREMISES AFFECTED—507-511 Flatbush avenue and 1118-1122 Washington avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Plans approved as being substantial compliance with the conditions imposed by the resolution, as amended April 6, 1926.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

AREA FIXED.

(17-26-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 168-170 East 98th street, Brooklyn.

The following area was approved by the board:

Both sides of East 98th street from the easterly side of Clarkson avenue and its prolongation to a point 100 ft. west of the westerly side of Winthrop street to the property in the rear and for 50 ft. on either side of the lot line of the premises in question.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

## MINUTES

\*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, January 19, 1926, as they appeared in Bulletin No. 4, Vol. XI, are hereby corrected to read as follows:

969-25-A.

APPELLANT—Henry J. Nurick.

\*Correction—Words "superintendent of buildings" substituted for "fire commissioner" in line 3.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—24 Myrtle avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioner Connell, Flanagan, Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

*Appliances Submitted for Approval.*

53-21-S—Angle Hose Valve, approval of.

1372-21-S—Ford Fire Line Reducing Valve, approval of.

1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.

337-22-S—Elkhard Brass Company, Siamese Connection, approval of.

357-22-S—Quinn Acme Crude Oil Burner, approval of.

392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.

447-22-S—Howard Water Pressure Reducing Devices, approval of.

610-22-S—Crocker Gas Valve, approval of.

799-22-S—Kennell Gas Cut-Off Valve, approval of.

957-22-S—Burnwell Mechanical Burner, approval of.

1104-22-S—Dean Fuel Oil Pump, approval of.

1105-22-S—Combustion Fuel Oil Burner, approval of.

1173-22-S—Anti-Syphon Valve, approval of.

1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.

1249-22-S—Coen Oil Burner, approval of.

1274-22-S—Rodriguez Oil Burner, approval of.

1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.

1526-22-S—Delaney Fuel Oil Burner, approval of.

57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.

92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.

124-23-SA—Master Gas Shut-Off Valve, approval of.

125-23-SA—Packless Gas Shut-Off Valve, approval of.

127-23-SA—S. & K. Gas Shut-Off Valve, approval of.

232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.

275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.



# RESERVE CALENDAR

- 79-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 97-23-SA—"Automatic" Deluge Valve, approval of.
- 45-23-SA—Cornell Falat Oil Burner, approval of.
- 92-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 93-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 97-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 43-23-SA—Automatic Gas Shut-Off, approval of.
- 25-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 44-23-SA—Domestic Fuel Oil Burner, approval of.
- 38-23-SA—Lewis Oil Burner, approval of.
- 08-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 62-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 99-23-SA—Hydro Carbon Oil Burner, approval of.
- 00-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 6-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 0-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 6-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 9-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 6-23-SA—Ziegler Oil Burner, approval of.
- 8-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 9-23-SA—National Light Service Oil Pump, approval of.
- 6-23-SA—Heatiator Oil Burner, approval of.
- 8-23-SA—Worthington Oil Burner, approval of.
- 4-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 5-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 9-23-SA—Kerrihard Oil Burner, approval of.
- 4-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 4-23-SA—Universal G. P. O. Burner, approval of.
- 3-23-SA—Newport Rotary Oil Burner, approval of.
- 3-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 0-23-SA—Apex Gas Cut-Off Valve, approval of.
- 24-24-SA—Sherman Oil Burner, approval of.
- 2-24-SA—Universe Oil Burner, approval of.
- 3-24-SA—Koales Oil Burner, approval of.
- 0-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 2-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 4-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 4-24-SA—Kinney Rotating Plunger Pump, approval of.
- 4-24-SA—Climax Oil Burner, approval of.
- 4-24-SA—Marvel Oil Burner, approval of.
- 4-24-SA—Simplex Mechanical Oil Burner, approval of.
- 4-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 4-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 4-24-SA—Heymsfield Low Pressure Burner, approval of.
- 4-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 4-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Siphon Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 836-25-SA—National Rotary Oil Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 887-25-SA—Mousette Oil Burner, approval of.
- 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.
- 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 951-25-SA—Sword Automatic Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.
- 1060-25-SA—Rotary Pressure Pump, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.
- 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.



# RULES

## FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

### DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION.

Premises .....  
Name of concern .....  
Building No. ....Story .....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

.....  
.....

#### MALE SEARCHER

.....

#### FEMALE SEARCHER

.....

#### STREET ALARM BOX RUNNER

.....

#### FIRE BRIGADE

.....  
.....  
.....

#### EXIT GUARDS

Exit.....  
.....  
.....  
.....  
.....  
.....

### SQUAD MONITORS

.....Squad No. 1.....  
..... " " 2.....  
..... " " 3.....  
..... " " 4.....  
..... " " 5.....  
..... " " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, force and have full charge of the "Fire Drill" in every story on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders shall be final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used frequently by their sex and all other portions of the building and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM BOX-RUNNER shall report to the Foreman for orders and if his services are not required he shall promptly leave the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.



# RULES

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different fires in the building they shall not use the stairways or escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exits leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the doors open and direct the movements of the persons using these exits and prevent congestion. EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their stations. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge immediately form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all exits and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with the fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month during the hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct the occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

## Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire of Form 13A, for notices to property owners, such forms are not to be supplied by this office. Each applicant is entitled only to one copy of Form 13A, and only one filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including April 7, 1926 .....	299	Dismissed .....	
Restored to calendar .....	23	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	55	Granted on condition .....	
Requests to amend .....	13	Appliances approved .....	
Requests for modification .....	8	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	4	Rules disapproved or rescinded .....	
Requests for extension of permit .....	10	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	4	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1161	Requests for modification granted .....	
Disposed of .....	461	Requests for modification denied .....	
Cases pending April 7, 1926 .....	700	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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Office Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 2 noon.

All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, April 13, 1926, at 10 a. m.

Minutes of Regular Meeting, April 13, 1926, at 2 p. m.

Correction.

First Quarterly Report.

Rules.

Notice of Public Hearing.

Progress Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 20, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 27, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

New Cases Filed Week Ending April 14, 1926.

Cal. No.	Department.	Premises Affected.
318-26-BZ.....	B.B.Bx.	.751 E. 213th st., Bx.
317-26-S.....	B.B.M.	315-325 W. 36th st., Man. N. B. 65-1926.
316-26-S.....	B.B.M.	..17 E. 55th st., Man. Alt. 520-1926.
315-26-A.....	F.D.	....W. S. Ulickle pl., 125 ft. S. of 36th ave., Bayside, Q. Alt. 2465-1925.
314-26-S.....	F.D.	....135-139 W. 26th st., Man. L. D. 81584.
313-26-S.....	B.B.M.	..58-64 W. 40th st., Man. (14th fl.). Viol. 971-1926.
312-26-S.....	F.D.	....387-393 4th ave., Man. L. D. 88812.
311-26-BZ.....	B.B.B.	.. 746 4th ave., Bklyn. Applic. 13690-1926.
310-26-S.....	F.D.	....63-65 Beekman st., Man. L. D. 93119.
309-26-S.....	F.D.	....254-258 W. 35th st., Man. L. D. 86692 & 86693.
308-26-A.....	F.D.	....1117-1163 Grand st., Bklyn. N. B. 670-1926.
307-26-A.....	F.D.	....239-259 Gold st., Bklyn. F-91079.
306-26-S.....	F.D.	....64-70 W. 36th st., Man. L. D. 89551.
305-26-A.....	F.D.	....E. S. of Southern blvd., 975 ft. E. of 185th st., Bx. LC-33329.
304-26-A.....	B.B.M.	..219-223 E. 44th st., Man. N. B. 572-1925.
303-26-BZ.....	B.B.B.	...401-413-423 44th st., Bklyn. Alt. 653-1925.
302-26-BZ.....	B.B.B.	...13-15 Sumpter st., Bklyn. Applic. 22837-1925.
301-26-A.....	F.D.	....260-270 Ten Eyck st., Bklyn. F-76870.
300-26-BZ.....	B.B.M.	..664 5th ave., Man. N. B. 150-1926.

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brooklyn
B.B.M.	.....Bureau of Buildings, Manhattan
B.B.Q.	.....Bureau of Buildings, Queens
B.B.R.	.....Bureau of Buildings, Richmond
B.B.Bx.	.....Bureau of Buildings, Bronx
T.H.D.	.....Tenement House Department

## CALL OF CLERK'S CALENDAR.

TUESDAY, APRIL 20, 1926, AT 2 P. M.

Building Zone Cases.

1144-25-BZ.	APPLICANT—Philip J. Sinnott, for Manbro Realty Co. owner. PREMISES—East side of Kings highway, 338 ft. 6 south of Foster avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline selling station.
1253-25-BZ.	APPLICANT—John J. Dunnigan, for Bronx Heights Development Corp., owner. PREMISES—2131-2149 White Plains avenue, The Bronx. APPLICATION, under section 7g of the building zone resolution, TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five (5) horses for use in connection with a riding academy.
1350-25-BZ.	APPLICANT—Henry Nordheim, for Rosemont Holdings Corp., owner. PREMISES—2262 Valentine avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the alteration and use for stores of the first story of an existing tenement house.
25-26-BZ.	APPLICANT—Magnuson & Kleinert, for Squillace & Torre, owners. PREMISES—571-583 East New York avenue, Brooklyn. APPLICATION, under section 7e of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
36-26-BZ.	APPLICANT—Apollo Building Corp., owner. PREMISES—809-823 Avenue Q, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
42-26-BZ.	APPLICANT—Michael Licalzi, owner. PREMISES—Northeast corner of Hilder avenue and ham parkway north, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline selling station.
51-26-BZ.	APPLICANT—Luetzow & Reeves, lessees. PREMISES—745 Richmond avenue, Port Richmond, New York. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop.



# CALENDAR

APRIL 20, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 61-26-A—Northeast corner of Oak Point avenue and Barry street, The Bronx.  
 73-26-A—331-333 Bowery, Manhattan.  
 18-25-A—56-78 Second avenue, Brooklyn.  
 30-25-A—1420 50th street, Brooklyn.  
 36-25-A—297 Fulton street, Brooklyn.  
 29-26-A—111-117 East Houston street and 229 Chrystie street, Manhattan.  
 43-26-A—167-169 Wooster street, Manhattan.  
 07-26-A—19 Division street, Long Island City, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 20, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- NO. 1169-25-BZ—Application, November 12, 1925, under section 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of James S. Schacht, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.  
 NO. 496-25-BZ—Application, May 11, 1925, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of William Held, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 737-741 Huntspoint avenue, The Bronx.

- NO. 64-26-BZ—Application, January 25, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Vincent Valentine, owner, to permit on a portion of a street between two intersecting streets, in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 540-550 West 58th street, Manhattan.

- NO. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 2101-2121 Church avenue, northeast corner of Kenmore place, Brooklyn.

- NO. 65-26-BZ—Application, January 25, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the alteration and extension of a gasoline service station; premises 1313 Fifth avenue, Manhattan.

- CAL. NO. 157-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of Sloan and Robertson, architects, on behalf of 551 Fifth Avenue Corporation, owner, to permit partly in a  $1\frac{1}{4}$  times district and partly in a 2 times district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution; premises 547-549 Fifth avenue and 3-5-7 East 45th street, Manhattan.

- CAL. NO. 771-25-BZ—Application, July 25, 1925, under section 21 of the building zone resolution, of William H. Kehoe, applicant, on behalf of Independent Milk and Cream Corp., lessee, to permit in a business district the use of an existing building as a milk dairy or bottling establishment; premises 325 East 152nd street, The Bronx.

- CAL. NO. 926-25-BZ—Application, September 11, 1925, under section 7e of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Frederick Semken, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2230-2254 Cropsey avenue, Brooklyn.

- CAL. NO. 1213-25-BZ—Application, March 23, 1926, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, architect, on behalf of Isidore Resnikoff, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building (previously withdrawn); premises 4001-4011 Fourteenth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 20, 1926, 2 P. M.

## *Appeals from Administrative Orders.*

- 1217-25-A—456 Hamilton avenue, Brooklyn.  
 1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.  
 1254-25-A—Certificate of approval for combustible mixture (Flit).  
 1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.  
 742-25-A—26th to 27th streets, Fourth to Madison avenues, Manhattan.  
 330-25-A—66-70 Wyckoff avenue, Brooklyn.  
 23-26-A—West side of Van Alst avenue, 238 ft. south of South Jane street, L. I. City, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 20, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 1326-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alart Building Corpora-



# CALENDAR

tion, owner, to permit in a 1½ times district, the erection and maintenance of a street wall in part, to a height exceeding the limit required by the zone resolution; premises 2849-2855 Broadway, southwest corner of West 111th street, Manhattan.

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 1192-25-BZ—Application, November 17, 1925, under sections 7e and 21 of the building zone resolution, of John M. Baker, architect, on behalf of Frank W. Bruns, owner, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles; premises northeast corner of 166th street (Bergen street) and 90th avenue (No. 1st street), Jamaica, Borough of Queens.

CAL. NO. 1281-25-BZ—Application, December 11, 1925, under section 21 of the building zone resolution, of Emil Koeppel, architect, on behalf of Isidore S. Koeppel, owner, to permit in a residence district the alteration and use in part of the 1st story of an apartment house for store purposes; premises 668-672 Howard avenue, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Carollo Brothers, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

CAL. NO. 41-26-BZ—Application, January 18, 1926, under section 21 of the building zone resolution, of Deiches, Goldwater and Flynn, applicants, on behalf of John Kasser, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3600 Jerome avenue, The Bronx.

CAL. NO. 820-25-BZ—Application, March 9, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9th for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

WILLIAM E. WALSH, Chairman.

FRIDAY, APRIL 23, 1926, 10 A. M.

## SPECIAL MEETING.

### Rules.

77-25-SR—Proposed Amendments to Sprinkler Rule adoption of.

### Petitions for Variations.

927-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

928-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

929-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

930-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

932-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

933-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

935-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

936-25-S—202-204 West 30th street and 352-354 Seventh avenue, Manhattan.

952-25-S—1364-1370 Broadway, Manhattan.

953-25-S—1364-1370 Broadway, Manhattan.

954-25-S—1364-1370 Broadway, Manhattan.

955-25-S—1364-1370 Broadway, Manhattan.

956-25-S—1364-1370 Broadway, Manhattan.

957-25-S—1364-1370 Broadway, Manhattan.

958-25-S—1364-1370 Broadway, Manhattan.

FRIDAY, APRIL 23, 1926, 2 P. M.

## SPECIAL MEETING

### Petitions for Variations.

880-25-S—254-258 35th street, Manhattan.

1286-25-S—736 Broadway, Manhattan.

1289-25-S—780 Madison street, Brooklyn.

1308-25-S—338-340 West 39th street, Manhattan.

1309-25-S—348 West 36th street, Manhattan.

980-25-S—308 Hopkins avenue, Long Island City, Borough of Queens.

1260-25-S—335-337 West 38th street, Manhattan.

1285-25-S—260-268 West 39th street, Manhattan.

739-25-S—319-321 East 53rd street, Manhattan.

908-25-S—110-116 Nassau street and 43-45 Ann street, Manhattan.

988-25-S—385 Madison avenue, Manhattan.

1110-25-S—602 Madison avenue, Manhattan.

### Appliances Submitted for Approval.

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and approval of.

752-25-SA—Toro Emergency Gas Shut-Off Valves, approval of.

503-24-SA—Kinney Rotating Plunger Pump, approval of.

513-25-SA—Rotary Vacuum Pump, approval of.

1060-25-SA—Rotary Pressure Pump, approval of.

337-22-SA—Elkhart Brass Company Siamese Connection, approval of.

671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.



# CALENDAR

## CALL OF CLERK'S CALENDAR.

TUESDAY, APRIL 27, 1926, AT 2 P. M.

### Building Zone Cases.

1-26-BZ.  
 APPLICANT—John J. Dunnigan, for Thomas E. Monti, owner.  
 REMISES—1620 Bronxdale avenue, The Bronx.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

2-26-BZ.  
 APPLICANT—John J. Dunnigan, for Edmund Francis Realty Co., owner.  
 REMISES—1568 Southern boulevard, The Bronx.  
 APPLICATION, under sections 7c and 7e of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a proposed extension of a garage for the storage of more than five (5) motor vehicles.

3-26-BZ.  
 APPLICANT—John J. Dunnigan, for Louis Manzi, owner.  
 REMISES—747 East 215th street, The Bronx.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the maintenance of a bakery.

4-26-BZ.  
 APPLICANT—Stoddard & Mark, for Society for the Propagation of the Faith, owner.  
 REMISES—109 East 38th street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the alteration and change of occupancy in part from residence to business use.

5-26-BZ.  
 APPLICANT—Magnuson & Kleinert and Harrison G. Wiseman, for 15th Street Amusement Co., owner.  
 REMISES AFFECTED—187-8-9 Prospect Park, West, Brooklyn.  
 APPLICATION, under sections 7a and 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used for theatre and store purposes.

6-25-BZ.  
 APPLICANT—Auguste W. Gahrman, owner.  
 REMISES—East side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT partly in a business district and partly in a residence district the maintenance of a gasoline service station.

7-26-BZ.  
 APPLICANT—Philip J. Sinnott, for August W. Schmidt, Jr., owner.  
 REMISES—4919-4935 Kings Highway, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

APRIL 27, 1926, 10 A. M.

### Appeals from Administrative Orders.

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan:  
 1204-25-A—87-93 Columbia street, Brooklyn.  
 1212-25-A—280 Broadway, West New Brighton, Richmond.  
 1327-25-A—2227 Webster avenue, The Bronx.  
 3-26-A—1512 Plimpton avenue, The Bronx.  
 35-26-A—West side of Van Brunt street, 58 ft. 2 in. south of Harrison street (Warehouse No. 137), Brooklyn.  
 66-26-A—East side of Pearson street, 280 ft. north of Creek street, Long Island City, Borough of Queens.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 27, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

CAL. NO. 38-26-BZ—Application, January 15, 1926, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Alfred B. Maclay, owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2044-2086 Webster avenue, The Bronx.

CAL. NO. 1134-25-BZ—Application, March 30, 1926, under section 7g of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Levine, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board under section 7e); premises 861-863 Park avenue, Brooklyn.

CAL. NO. 155-26-BZ—Application, February 25, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Minnie Peck and Dr. Edward J. Smith, owners, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles;



# CALENDAR

premises 2339-2357 Bedford avenue, southeast corner of Tilden avenue, Brooklyn.

CAL. NO. 907-25-BZ—Application, September 11, 1925, under sections 7e, 7c and 21 of the building zone resolution, of George M. McCabe, applicant, on behalf of Elena E. Goodale, Lina Ettlinger and Pauline H. Drew, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Ogden avenue, 75 ft. north of West 166th street, The Bronx.

CAL. NO. 1123-25-BZ—Application, October 29, 1925, under section 7c of the building zone resolution, of Joseph Paroscandola, applicant and owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 292-294 Court street, Brooklyn.

CAL. NO. 1233-25-BZ—Application, December 2, 1925, under section 21 of the building zone resolution, of James L. McDonald, applicant, on behalf of John McDonald, Jr., owner, to permit in a residence district the erection and maintenance of a gasoline selling station; premises 224 Brighton avenue, Tottenville, Richmond.

CAL. NO. 1267-25-BZ—Application, December 9, 1925, under section 7e of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of Louis Kramer, owner, to permit in a business district the alteration and change of occupancy of a building, formerly used as a stable, to a garage for the storage of more than five (5) motor vehicles; premises 308 West 124th street, and 266-272 St. Nicholas avenue, Manhattan.

CAL. NO. 1319-25-BZ—Application, December 19, 1925, under section 7a of the building zone resolution, of Louis F. Waillant, applicant, on behalf of Antonio Carrano, owner, to permit in a business district the alteration, extension and enlargement of a building used as a junk shop and the storage of rags and paper; premises 47-49 Kingsland avenue, southwest corner of Withers street, Brooklyn.

CAL. NO. 1323-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Marie Bausmann, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 4621 Proctor street, Glendale, Borough of Queens.

CAL. NO. 20-26-BZ—Application, January 7, 1926, under sections 7g and 21 of the building zone resolution, of Walter B. Wills, architect, on behalf of Frank Hartman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1219-1223 Putnam avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 27, 1926, 2 P. M.

*Petitions for Variations.*

- 18-24-S—14-16 East 38th street, Manhattan.
- 1090-25-S—16 West 45th street, Manhattan.
- 918-25-S—30-32 East 21st street, Manhattan.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 654-25-S—539 Schenck avenue, Brooklyn.
- 871-25-S—241 Wythe avenue, Brooklyn.
- 1037-25-S—235 West 27th street, Manhattan.
- 1124-25-S—2350 Linden street, Ridgewood, Borough of Queens.
- 1170-25-S—2515 Amsterdam avenue, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 1251-25-S—356-360 West 36th street, Manhattan.
- 1252-25-S—359-363 West 36th street, Manhattan.
- 1258-25-S—571-583 Eighth avenue, Manhattan.
- 1271-25-S—209 West 48th street and 1599 Broadway, Manhattan.
- 1325-25-S—240-244 West 41st street, Manhattan.
- 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.
- 786-25-S—247 West 38th street, Manhattan.
- 1261-25-S—341-343 West 38th street, Manhattan.
- 1293-25-S—625-627 Sixth avenue, Manhattan.
- 1332-25-S—117-121 Prince street, Manhattan.
- 1333-25-S—469-471 Broome street, Manhattan.
- 1347-25-S—233-235 West 35th street, Manhattan.
- 11-26-S—8½-12 Jones street, Manhattan.
- 14-26-S—23 West 32nd street, Manhattan.
- 22-26-S—529-531 West 46th street, Manhattan.
- 994-25-S—2517 Atlantic avenue, Brooklyn.
- 1230-25-S—424 Broome street, Manhattan.
- 1287-25-S—74 St. Edwards street, Brooklyn.
- 1340-25-S—47 Stewart avenue, Brooklyn.
- 44-26-S—136-154 Varick street, 247-255 Spring street and 32-40 Van Dam street, Manhattan.

*Appliances Submitted for Approval.*

- 1346-25-SA—Palmer Gravity Lock, approval of.
- 1193-25-SA—Paramount Fuel Oil Burner, approval of.
- 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

MAY 4, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 753-25-A—405-409 West 13th street, Manhattan.
- 893-25-A—1078 Willoughby avenue, Brooklyn.
- 1071-25-A—626-630 West 44th street, Manhattan.
- 5-26-A—Northwest corner of Jamaica avenue and 2nd street, Floral Park, Borough of Queens.
- 63-26-A—291-293 Adams street, Brooklyn.
- 73-26-A—16-18 West 3rd street, Manhattan.
- 76-26-A—546 West 252nd street, The Bronx.
- 92-26-A—45-55 Mills street, Astoria, Borough of Queens.
- 62-26-A—1564 Bryant avenue, The Bronx.



# CALENDAR

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 4, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1313-25-BZ—Application, December 17, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Held, Inc., owner, to permit in a residence district the alteration and extension of a business building; premises 1564 Bryant avenue, southeast corner of East 173rd street, The Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 1128-25-BZ—Application, November 4, 1925, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Charles Bennett, owner, to permit in a residence district the erection of a proposed extension to an existing garage for the storage of more than five (5) motor vehicles; premises 469-493 Fenimore street, Brooklyn.

CAL. NO. 1328-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 107-108 First Avenue Corporation, owner, to permit in a business district the maintenance of a junk shop and also a blacksmith shop occupancy of an existing building; premises 324-328 East 108th street, Manhattan.

CAL. NO. 34-26-BZ—Application, January 13, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Emerson Stidd, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises north side of Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 4, 1926, 2 P. M.

*Appeal from Administrative Order.*

1-26-A—239 Nostrand avenue, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 4, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 125-26-BZ—Application, February 13, 1926, under sections 7c and 21 of the building zone resolution, of Joseph Burke, applicant, on behalf of New York Evening Journal, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises 301-305 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MAY 11, 1926, 10 A. M.

*Appeals from Administrative Orders.*

263-26-A—East side of Zerega avenue, 236.15 ft. south of Quimby avenue, The Bronx.

53-26-A—Foot of Van Dyke street (Warehouse No. 326 and 327), Brooklyn.

1173-25-A—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens.

MAY 11, 1926, 2 P. M.

*Petitions for Variations.*

1174-25-S—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens.

54-26-S—Foot of Van Dyke street (Warehouse No. 326 and 327), Brooklyn.

1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.

1220-25-S—42 West 28th street, Manhattan.

37-26-S—209-211 East 37th street, Manhattan.

960-25-S—34 East 28th street, Manhattan.

1195-25-S—72-74 West 125th street, Manhattan.

1214-25-S—228-238 East 44th street, Manhattan.

1234-25-S—2082 Third avenue, Manhattan.

993-25-S—408-410 Broadway, Manhattan.

1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

1190-25-S—449 Union street, Brooklyn.

1307-25-S—222-224 West 37th street, Manhattan.

86-26-S—47 East Houston street, Manhattan.

*Appliances Submitted for Approval.*

2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.

91-26-SA—Signal Standpipe Alarm Panel, approval of.



# CALENDAR

MAY 18, 1926, 10 A. M.

*Appeal from Administrative Order.*

186-26-A—109 East 38th street, Manhattan.

MAY 25, 1926, 2 P. M.

*Petitions for Variations.*

1191-25-S—299 Wallabout street, Brooklyn.

1237-25-S—153-159 West 27th street, Manhattan.

16-26-S—561-565 Seventh avenue and 149 West 40th str  
Manhattan.

45-26-S—618-620 Fifth avenue and 2 West 50th str  
Manhattan.

67-26-S—127-133 West 26th street, Manhattan.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### REGULAR MEETING.

TUESDAY MORNING, APRIL 13, 1926.

Present: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, April 6, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, April 6, 1926, were approved as printed in the Bulletin, No. 15, Vol. XI.

71-21-A.

APPELLANT—James M. Vincent, for August Heckscher, owner.

SUBJECT—Application for reopening—modification of resolution—appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1230-1237 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: James M. Vincent.

ACTION OF BOARD—Laid over to April 27, 1926, at 10 a. m.

12-26-A.

APPELLANT—Samuel Rosenblum, for Ideal Cleaners & Dyers, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—239 Nostrand avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request.

23-26-A.

APPELLANT—Samuel Rosenblum, for Neivel Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—West side of Van Alst avenue, 238 ft. south of South Jane street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., to submit certificate of occupancy or approval of plans.

26-26-A.

APPELLANT—Frank H. Bulley, for May H. Bulley and Lillie E. Crary, owners.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—355 Adams street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw; appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent: Commissioner Connell.....

1343-25-A.

APPELLANT—William Koehler, for Ferdinand Munch Brewery, owner.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—285-289 Vernon avenue, Brooklyn.

APPEARANCES—

For Appellant: James J. Sullivan and Charles Werner.

ACTION OF BOARD—Appeal granted on conditions specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent: Commissioner Connell.....

#### THE RESOLUTION:

(1343-25-A)

WHEREAS, William Koehler, for Ferdinand Munch Brewery, owner, filed, December 28, 1925, an appeal from order of the superintendent of buildings, affecting premises 285-289 Vernon avenue, Borough of Brooklyn; and

WHEREAS, the order, No. 6854/25, of the superintendent of buildings, rendered November 19, 1925, reads:

"Parapet wall not carried up three feet above level. In violation of Art. 13, Sec. 259 of the Building Code. Brick corbel at top of piers not properly bonded. In violation of Art. 13, Sec. 252 of the Building Code."

"You are required to build parapet wall 3 ft. above roof and properly bond brick work.";

and

WHEREAS, the building is non-fireproof, five stories high, 84 ft. 6 in. by 62 ft. 6 in., divided into two sections by a fire wall; the easterly half used for cold storage, the westerly half occupied as an ice plant; and

WHEREAS, the two upper stories of the westerly half of the building were wrecked by fire in May of 1925, and have since been repaired and the fire wall which closed the premises is erected to a point 14 in. above the roof and

WHEREAS, the petitioner claims that the brick corbel at top of piers has been done according to law, and that the fire wall has been rebuilt to its original height and coping.



# MINUTES

*Resolved*, that the order of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the repair of the parapet wall where damaged by fire, *on condition* that the restored portion of parapet wall shall be constructed to the height of the original existing parapet wall; *granted* only so long as the conditions as to the height of the abutting buildings remain substantially unchanged; *denied* as to the loading of brick corbels.

26-A.  
APPELLANT—John J. Gilmartin, for Estate of Clifford Seasingood, et al., owners.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—83-85 Greene street and 128-132 Spring street, Manhattan.

APPEARANCES—  
For Appellant: John J. Gilmartin.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Connell..... 1

THE RESOLUTION:  
(1-26-A)  
WHEREAS, John J. Gilmartin, for Estate of Clifford Seasingood, et al., owner, filed, January 2, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 83-85 Greene street and Nos. 128-132 Spring street, Borough of Manhattan; and  
WHEREAS, the order of the fire commissioner, dated November 24, 1925, reads (Order No. 87226-F):

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

WHEREAS, the building, facing on two street fronts, is non-fireproof, six stories (88 ft. 6 in.) in height, 51 ft. by 10 ft. (5,100 sq. ft.) in area. OCCUPIED: 1st story, manufacture of paper boxes, 25 persons; upper stories, tenement factory, 25 persons per story; and  
WHEREAS, appellant contends that the building is amply provided with exits; that it is equipped with a two source sprinkler system, supplied from a 7,500 gallon gravity tank and a 5,000 gallon pressure tank, with central office connections.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that an approved two (2) source sprinkler system, with central office connection, shall be maintained, and that the building shall be not increased in height, area or dimension, and *granted* only so long as conditions otherwise as to use and occupancy remain substantially unchanged.

25-A.  
APPELLANT—Lena Dubin for H. Z. Dubin, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—305 East 170th street, The Bronx.

APPEARANCES—  
For Appellant: Lena Dubin.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Connell..... 1

## THE RESOLUTION:

(213-25-A)

WHEREAS, Lena Dubin, for H. Z. Dubin, owner, filed, February 24, 1925, an appeal from an order of the fire commissioner, affecting premises No. 305 East 170th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 20, 1924, reads (Order No. 24681-LC):

"Referring to your application dated May 20, 1924, for a permit to maintain a non-storage garage at the above location, I regret to inform you that your application for such permit has been disapproved for the following reasons:

"A.—More than two stories immediately above garage occupied as a dwelling. Section 154, Chapter 10, Code of Ordinances.

"B.—Building occupied as a dwelling by more than two families. Section 154, Chapter 10, Code of Ordinances.

"C.—Boiler is not separated from the remainder of the building by an unpierced fireproof wall consisting of solid masonry of at least 8 inches in thickness or its equivalent. Section 159-1, Chapter 10, Code of Ordinances.

"D.—Signs prohibiting smoking not displayed. Section 8, Chapter 10, Code of Ordinances.

"E.—Three fire buckets filled with sand not provided. Section 159-2, Chapter 10, Code of Ordinances.

"F.—One waste can with self-closing cover for oily waste rags not provided. Section 159-3, Chapter 10, Code of Ordinances.

"You are, therefore, hereby, ordered to:

"1. Discontinue the maintenance of a garage on these premises."

and

WHEREAS, the building is non-fireproof, three stories and cellar in height, 25 ft. by 70 ft. in area. OCCUPIED: Cellar, private garage for two cars; 1st story, store; 2nd and 3rd stories, one living apartment on each story. EXITS: Party wall outside iron balcony at 2nd and 3rd stories in west yard court; and

WHEREAS, this appeal was dismissed by the board October 9, 1925, for lack of prosecution; and

WHEREAS, the appellant contends that the garage is entirely separated from other parts of the cellar by masonry walls, 20 in. in thickness, the ceiling is constructed of hollow tile blocks, 4 in. in thickness, with two coats of cement mortar and ½ in. plaster boards; that proper means of egress in case of fire is provided for living apartments on 2nd and 3rd stories.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to objection "A," *on condition* that not more than two (2) families shall occupy the premises above the store occupancy; *granted*, as to objection "C," *on condition* that the garage shall be separated from the boiler room by an unpierced 8 in. brick wall, and that the ceiling of the garage portion of the structure shall be fire retarded and fire stopped at the angles formed by the ceiling and side walls; *denied*, as to objections "B," "D," "E," "F"; and *granted on further condition* that a party wall fire escape shall be provided at the 2nd and 3rd story level, connecting with premises directly to the west, and that the occupancy of the garage shall be limited to two (2) automobiles of the pleasure car type, the property of the owner or occupant of the premises, and that there shall be no gasoline storage equipment installed or maintained on the premises.



# MINUTES

1247-25-A.

APPELLANT—Emil Guterman, for DeMuth Glass Mfg. Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Southeast corner of Lombardy street and Scott avenue, Brooklyn.

APPEARANCES—

For Appellant: Emil Guterman.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(1247-25-A)

WHEREAS, Emil Guterman, for DeMuth Glass Mfg. Co., lessee, filed, December 4, 1925, an appeal from an order of the fire commissioner, affecting premises southeast corner of Lombardy street and Scott avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 4, 1925, reads (Order No. 96170-LC):

"2. Provide a space of at least six inches between enclosure walls and fuel oil storage tank or tanks, as per Rule 4, Sec. 1-a of the Fuel Oil Rules.

"3. Construct fuel oil storage tank enclosure consisting of walls, floor and roof of reinforced concrete of not less than eight (8) inches in thickness or twelve (12) inches of masonry, as per Rule 4, Sec. 1-a.

"4. Erect walls of fuel oil tank enclosure to a height not less than one (1) foot above the top of tank, as per Rule 4, Sec. 1-b of the Fuel Oil Rules.

"6. Provide a manhole in tank enclosure and a fireproof cover properly weighted, immediately above manhole in fuel oil storage tank, as per Rule 4, Section 1-c of the Fuel Oil Rules.

"7. Fill space between fuel oil storage tank and the enclosure with dry upland sand or earth well tamped, as per Rule 4, Sec. 1-e of the Fuel Oil Rules.

"8. Provide a separate enclosure for each fuel oil storage tank, as per Rule 4, Sec. 1-f of the Fuel Oil Rules.

"9. Provide a firm foundation for each fuel oil storage tank, as per Rule 4, Sec. 2-c of the Fuel Oil Rules.

"16. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 25 lbs. per square inch, for all riveted tanks, as per Rule 7, Sec. 1-b of the Fuel Oil Rules.

"17. Provide a hydrostatic test of not less than 150 pounds per square inch for all fuel oil carrying piping of a normal working pressure of less than 100 pounds, as per Rule 8, Sec. 3 of the Fuel Oil Rules.

"30. File plans showing the complete installation of the fuel oil burning equipment, as per Rule 16 of the Fuel Oil Rules.

"31. Submit a Certificate from the Superintendent of Buildings, approving the proposed construction of the tank enclosure and location of the tanks, as per Rule 16 of the Fuel Oil Rules."

and

WHEREAS, the building is of frame construction, one story and cellar in height, 200 ft. by 125 ft. in area; OCCUPIED for the manufacture of glass, 30 persons. Two separate and independent fuel oil burning systems having been installed; system No. 1 consists of two storage tanks, 3,400 and 3,800 gallons capacity, placed in concrete with fireproof roof and located 75 ft. from the main building; two approved Gould pumps installed in the cellar and connected up to furnaces using three Anthony Nebulyte burners; and

WHEREAS, the appellant contends that the fuel oil burning system No. 1 has been installed since 1915, prior to the enactment of the present fuel oil rules; and that the installation complied with all requirements of the fire department at that time.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the use and operation of this plant shall be restricted to the industrial operation of a glass works, and that an approved burner shall be installed and maintained and that the oil storage shall be limited to Grade "A" fuel oil, stored in two (2) metal tanks, each tank to be equipped with a manhole cover, located on the outside of the main building, enclosed in a concrete structure; granted only so long as the existing use and operation remain unchanged.

1248-25-A.

APPELLANT—Emil Guterman, for DeMuth Glass Mfg. Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Southeast corner of Lombardy street and Scott avenue, Brooklyn.

APPEARANCES—

For Appellant: Emil Guterman.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief

Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(1248-25-A)

WHEREAS, Emil Guterman, for DeMuth Glass Mfg. Co. lessee, filed, December 4, 1925, an appeal from an order of the fire commissioner, affecting premises at the intersection of Lombardy street and Scott avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 4, 1925, reads (Order No. 96171-LC):

"7. Remove rust proofing material from seams of tank so that proper test can be made, as per Rule Sec. 5 of the Fuel Oil Rules.

"12. Place fuel oil storage tank or tanks in permanent position and make hydrostatic test in the presence of an inspector from the Fire Department, as per Rule 7, Sec. 1-a of the Fuel Oil Rules.

"13. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 25 lbs. per square inch, for all riveted tanks, as per Rule 7, Sec. 1-b of the Fuel Oil Rules.

"18. Provide a hydrostatic test of not less than 150 pounds per square inch for all fuel oil carrying piping of a normal working pressure of less than 100 lbs., as per Rule 8, Sec. 3 of the Fuel Oil Rules.

"22. Remove receiver terminal of fill pipe to fuel oil storage tank as remote as practicable from building openings, as per Rule 8, Sec. 5-b of the Fuel Oil Rules.

"33. Provide fuel oil pump or pumps of a type approved by Board of Standards and Appeals, as per Rule 11, Sec. a of the Fuel Oil Rules.

"35. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals, as per Rule 27 of the Fuel Oil Rules.

"37. File plans showing the complete installation of the fuel oil burning equipment, as per Rule 16 of the Fuel Oil Rules.

"38. Submit a Certificate from the Superintendent of Buildings, approving the proposed construction



# MINUTES

the tank enclosure and location of the tanks, as per Rule 16 of the Fuel Oil Rules.”;

and  
WHEREAS, the building is of frame construction, one story and cellar in height, 200 ft. by 125 ft. in area; OCCUPIED for the manufacture of glass, 30 persons. Two separate and independent fuel oil burning systems having been installed; system No. 2 consists of an outside storage tank, 4 ft. by 6 ft. by 6 ft., buried below the grade, connected with an approved American pump, operated by compressed air, using a Maxim Premier burner; and

WHEREAS, the appellant contends that the fuel oil burning system No. 2 has been installed since 1879, prior to enactment of the present fuel oil rules; that the installation complied with all requirements of the fire department at that time; and, furthermore, that changes were made to this system to comply with requests of the fire department in 1923.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the use and operation of the oil burning system shall be limited to the present industrial glass plant and that the use of the oil shall be restricted to grade “A” fuel oil, with a flash point of not less than 80 degrees, and that the quantity of oil stored shall be limited to 1,200 gallons, stored in a metal tank, at the rear of the premises in the open yard, buried below ground, and that the plant shall be operated with an approved oil burner, and that the conditions as to size and area of plant shall be not increased.

1329-25-A.

APPELLANT—Louis A. Sheinart, for Morris Drapkin, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—23-29 Bond street, Manhattan.

APPEARANCES—

For Appellant: Louis A. Sheinart.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(1329-25-A)

WHEREAS, Louis A. Sheinart, for Morris Drapkin, owner, filed, December 22, 1925, an appeal from a decision of the fire commissioner, affecting premises Nos. 23-29 Bond street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated December 17, 1925, reads (N. B. Applic. No. 452-25):

“1. Sump pit may not be permitted.”;

and  
WHEREAS, the building is non-fireproof, two stories and basement in height, 100 ft. by 110 ft. in area; OCCUPIED a public garage, 15 persons in entire premises; and

WHEREAS, appellant contends that the street sewer is approximately 3 ft. above the basement floor level; that the waste from the sump pit is pumped into the oil separator and that without the sump pit, the basement could not be used as a garage.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the drainage of the basement story, *on condition* that an automatic pump shall be provided for discharge from the pit, and that a weighted metal cover shall be provided to the sump pit at the cellar floor level.

1339-25-A.

APPELLANT—The Peelle Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—47-65 Stewart avenue, Brooklyn.

APPEARANCES—

For Appellant: Henry E. Peelle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(1339-25-A)

WHEREAS, The Peelle Company, owner, filed, December 24, 1925, an appeal from an order of the fire commissioner, affecting premises Nos. 47-65 Stewart avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 1, 1925, reads (Order No. 87098-F):

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.”;

and

WHEREAS, the building is non-fireproof, a portion on the Harrison place front being two stories (31 ft. 6 in.) in height, and the remainder being one clerestory (approximately 30 ft.) in height; having a frontage of 200 ft. on Stewart avenue, 58 ft. on Harrison place and 164 ft. 8 in. on Ingraham street, a total area of 20,250 sq. ft. (inside dimensions); OCCUPIED for the manufacture of fireproof doors, 120 persons in entire premises; and

WHEREAS, appellant contends that the building is low in height and accessible on all sides; that there are four city fire hydrants within 200 ft. of the premises; that there is installed a watchman service and time detectors and also direct telegraphic communication with fire headquarters.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all required portable fire fighting equipment as ordered by the fire commissioner shall be provided and that the building shall be not increased in height, area or dimension, and that the present occupancy and use shall remain unchanged.

49-26-A.

APPELLANT—William F. Doyle, for Walter D. Strang, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—279-281 Greene avenue, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(49-26-A)

WHEREAS, William F. Doyle, for Walter D. Strang, owner, filed, January 21, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 279-81 Greene avenue, Borough of Brooklyn; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated January 5, 1926, reads (Order No. 88587-F):

"Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply \* \* \*";

and

WHEREAS, the premises consist of two fireproof reinforced concrete buildings, No. 279 being four stories in height, 25 ft. by 75 ft. in area at 1st story and 25 ft. by 50 ft. in area above, and No. 281 being three stories in height, 25 ft. by 75 ft. in area, separated into two sections by a brick wall with openings therein protected by fireproof self-closing doors; OCCUPIED for the storage of furniture, 1 person in the entire premises; and

WHEREAS, appellant contends that the building is small in area; that there are no lights above the 2nd story; that adequate aisle space has been provided and that the only portion of the building which is heated is the office, and that this heat is supplied from an adjoining building.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that all portable fire fighting equipment as ordered by the fire department shall be installed and that not less than two enclosed fireproof stairways shall be provided and maintained in the premises and that the building shall be not increased in height, area or dimension.

## BUILDING ZONE CASES.

18-26-BZ.

APPLICANT—Edward P. Doyle, for Carollo Brothers, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: James R. Cusick.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on request of objectors' representative.

41-26-BZ.

APPLICANT—Deiches, Goldwater & Flynn, for John Kasser, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3600 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: Maurice Deiches.

For Opposition: Emanuel S. Cahn.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on request of objectors' representative.

125-26-BZ.

APPLICANT—Joseph Bourke, for New York Evening Journal, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.

PREMISES AFFECTED—301-315 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

APPEARANCES—

For Applicant: Joseph Bourke and Martin F. Hubert.

For Opposition: None.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., to submit amended plans.

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corporation, owner.

SUBJECT—Application for modification (re: decision of superintendent of buildings), under section 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes.

PREMISES AFFECTED—1714-1726 Kings Highway Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

For Opposition: Arthur J. Marangelo and John J. Kean.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., on request of objectors' representative.

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsch Building Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for a business occupancy on the first story.

PREMISES AFFECTED—8502-8512 Bay parkway Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Henry Perlman and J. Butterley.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of objectors' representative consent of applicant.

910-25-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Peter Bressi, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1421-1425 65th street Brooklyn.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Alderman James F. Kieran, H. J. Satriano and Robert A. Pines.

ACTION OF BOARD—Application withdrawn. THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent: Commissioner Connell.....

1281-25-BZ.

APPLICANT—Emil Koepfel, for Isidore S. Koepfel, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building.



# MINUTES

the alteration and use of part of the first story of an apartment house for store purposes.

REMISES AFFECTED—668-672 Howard avenue, Brooklyn.

APPEARANCES—

For Applicant: Samuel Lax, Isidore S. Koeppel and Emil Koeppel.

For Opposition: None.

ACTION OF BOARD—Laid over to April 20, 1926, at 2 p. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle..... 3

Negative: Chief Kenlon ..... 1

Absent: Commissioner Connell..... 1

10-25-BZ.

APPLICANT—Cerussi Contracting Company, owner.

SUBJECT—Application for reopening—to amend resolution (re: decision of superintendent of buildings) to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

REMISES AFFECTED—4583 Third avenue, The Bronx.

APPEARANCES—

For Applicant: Charles Kreyborg.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended. (See correction, page 437.)

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

13-25-BZ.

APPLICANT—Luke Flanagan, for J. I. & C. Stein Corporation, owners.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the use of an existing building as a motor vehicle repair shop on the first story.

REMISES AFFECTED—406 East 77th street, Manhattan.

APPEARANCES—

For Applicant: Luke Flanagan.

For Opposition: Michael Koses.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(943-25-BZ)

WHEREAS, Luke Flanagan, for J. I. and C. Stein Corporation, owner, filed, September 15, 1925, an application, under the building zone resolution, to permit in a business district the use of an existing building as a motor vehicle repair shop; premises 406 East 77th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 77th street is in a business district; that East 76th street is in an unrestricted district, and that First avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered August 18, 1925, reads:

"With reference to your application dated June 23, 1925, for a permit to conduct business as above at 406 East 77th Street, Manhattan, this location appears to be shown on the use district map accompanying the building zone resolution of the Board of Estimate and Apportionment as a business district. Inasmuch as you are conducting or propose to conduct a business which is a prohibited use at this location, your application is denied."

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 19 ft. 4 in. and a depth of 95 ft.; to be occupied as a motor vehicle repair shop on 1st story and an electrician's shop on 2nd story; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be no gasoline storage equipment installed on the premises; that motor vehicle repair work conducted on the premises be restricted to the first or ground floor, limited to minor repairs and adjustments of manual operation; that no anvil, no open forge or flame, and no motor-driven machinery, other than a one horsepower electric drill, shall be maintained on the premises; that the building shall not be increased in height, area or dimensions; and that the gable walls shall be unpierced throughout their entire height and length.

1250-25-BZ.

APPLICANT—Charles J. Pintell, for Kojo Realty Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a poultry slaughter house.

PREMISES AFFECTED—8165-8167 New Utrecht avenue, Brooklyn.

APPEARANCES—

For Applicant: Charles J. Pintell.

For Opposition: Thomas F. Powers.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioner Holland and Chief Kenlon ..... 3

Absent: Commissioner Connell..... 1

THE RESOLUTION:

(1250-25-BZ)

WHEREAS, Charles J. Pintell, for KOJO Realty Corporation, owner, filed, December 4, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 8165-8167 New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is in a business district; that 84th street is in a business district, and that Eighteenth avenue is in a business district; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered September 10, 1925, reads:

"1. Denied; contrary to Art. II, Sec. 4 (a) 38, Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 40 ft. and a depth of 52 ft.; to be occupied as a poultry slaughter house; and

WHEREAS, the board deemed that applicant was not en-

titled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

Adjourned 1 p. m.

WILLIAM J. O'GORMAN, *Secretary*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, APRIL 6, 1926.

Present: Chairman Walsh, Commissioners Holland and Guilfoyle.

*The chairman announced that, in the absence of a formal quorum, as required by law, no action could be taken on the cases calendared for the hearing that, therefore, same were laid over to special meetings to be held on Friday morning and afternoon, April 23, 1926, at 10 and 2 o'clock, as shown in the following digests and in the regular calendar of the board:*

### PETITIONS FOR VARIATIONS.

880-25-S.

PETITIONER—Abraham Jacobs, for J. Heit, owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1286-25-S.

PETITIONER—Samuel Rosenblum, for Abraham L. Werner, et al., trustees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—736 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1289-25-S.

PETITIONER—Samuel Rosenblum, for Arthur Mueller, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—780 Madison street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1308-25-S.

PETITIONER—Herbert Wilson, for 338 West 39th Street Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—338-340 West 39th Street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1309-25-S.

PETITIONER—Herbert Wilson, for 348 West 36th Street Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—348 West 36th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

980-25-S.

PETITIONER—Raymond Irrera, for Frank Porlessee.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—308 Hopkins avenue, L. I. City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1228-25-S.

PETITIONER—Ruth A. Wallace, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—27-37 West 60th street, Manhattan.

APPEARANCES—

For Petitioner: Timothy J. Healy.

ACTION OF BOARD—Laid over to April 27, 1926, at 2 p. m., on request of appellant's representative.

1260-25-S.

PETITIONER—Herbert Wilson, for 335 West Street Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—335-337 West 38th Street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1285-25-S.

PETITIONER—Margon & Glasser, for Steinak R. Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—260-268 West 39th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1314-25-S.

PETITIONER—Richard M. Adler, for The Veneer Seat Company, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Richard Madler.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request of appellant.

39-25-S.

PETITIONER—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

38-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Estate of Levi P. Morton, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—110-116 Nassau street and 43-45 Ann street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

33-25-S.

PETITIONER—Thompson-Greger, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—408-410 Broadway, Manhattan.

APPEARANCES—

For Petitioner: M. M. Greger.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request of appellant's representative.

32-25-S.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PETITIONER—William F. Doyle, for 385 Madison Ave., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—385 Madison avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

31-25-S.

PETITIONER—Margaret C. Howard, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—602 Madison avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

30-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for B. Geller & Sons, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street, and 352-354 Seventh avenue, 9th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

928-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Grauer & Herskowitz, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 11th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

929-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for S. & M. Bernstein, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 14th story, front, Manhattan.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

930-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Kimmel & Kimmel, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 10th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

932-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Henig & Benach, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 15th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

933-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Expert Cloak & Suit Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 5th story, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

935-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Lorber & Miller, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 14th story, rear, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

936-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Fit Well Dress Co., lessee.



# MINUTES

SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—202-204 West 30th street and 352-354 Seventh avenue, 5th story, rear, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

952-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Hindus & Gross, lessees.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

953-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Lustberg & Lipschitz, lessees.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

954-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for J. Tenenbaum & Sons, lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

955-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Fisher Millinery Corp., lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

956-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Sperling & Sperling, lessees.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

957-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Sedwitz & Rapport, Inc., lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

958-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Levay & Brox., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1364-1370 Broadway, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 10 a. m.

## SPECIAL ORDER OF BUSINESS.

1343-24-S.  
PETITIONER—Samuel Rosenblum, for Max Abrahams, lessee.  
SUBJECT—Application for reopening—amendment—variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—12-14 Greene street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1331-25-S.  
PETITIONER—Max J. Belmont, lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—17 West 27th street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

21-26-S.  
PETITIONER—W. L. Rouse, for L. A. Goldstone.  
SUBJECT—Application for reopening—modification—variation of labor law as cited in decision of superintendent of buildings.  
PREMISES AFFECTED—15 East 53rd street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1588-21-S.  
PETITIONER—Samuel Rosenblum, for Lawrence Holding Co., owner.  
SUBJECT—Application for reopening—amendment—variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—2-6 East Broadway, 10-11 Catherine street and 18-19 Chatham square, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

28-25-S.  
PETITIONER—Patrick J. Murray, for Alice Hoffman, owner.  
SUBJECT—Application for reopening—modification—variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—17 East 54th street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.

1235-25-S.  
PETITIONER—Charles A. Platt, for Vincent Asch, owner.  
SUBJECT—Application for reopening—amendment—variation of labor law as cited in decision of superintendent of buildings.  
PREMISES AFFECTED—697 Fifth avenue, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to April 23, 1926, at 2 p. m.



## MINUTES

### APPLIANCES SUBMITTED FOR APPROVAL.

63-25-SA.

PETITIONER—The Phister Manufacturing Company.  
SUBJECT—Approval of Phister Carbon Tetrachloride  
Fire Extinguisher.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926,  
at 2 p. m.

60-25-SA.

PETITIONER—Westinghouse Electric & Manufactur-  
ing Co.

SUBJECT—Approval of Westinghouse Electric Manu-  
facturing Voltmeters and Milliammeters, Type  
BA-CA.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926,  
at 2 p. m.

62-25-SA.

PETITIONER—Fellinger & Hebbard, Inc.

SUBJECT—Approval of Toro Emergency Gas Shut-  
Off Valve.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926,  
at 2 p. m.

671-25-SA.

PETITIONER—W. D. Allen Mfg. Co., owner.

SUBJECT—Approval of 2½-inch Angle Hose Valve.

APPEARANCES—

For Petitioner: Andrew L. Boerner.

ACTION OF BOARD—Laid over to April 23, 1926,  
at 2 p. m.

1036-22-SA.

PETITIONER—The Maxon Premix Burner Company.

SUBJECT—Application for reopening—correction—  
Maxon Oil Burner (New Style).

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 23, 1926,  
at 2 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

## MINUTES

### \*CORRECTION.

The minutes of the meeting of the board of standards  
and appeals held October 13, 1925, as they appeared in  
Bulletin No. 40, Vol. X, are hereby corrected to read as  
follows:

60-25-BZ.

APPLICANT—Charles Kreymborg & Son, for Cerussi  
Contracting Co., owner.

SUBJECT—Application (re: decision of superintendent of  
buildings) to permit the extension from an unre-  
stricted district into a business district of a pro-  
posed garage for the storage of more than five  
(5) motor vehicles.

PREMISES AFFECTED—4582 Third avenue, The  
Bronx.

APPEARANCES—

For Applicant: Charles Kreymborg.

For Opposition: None.

ACTION OF BOARD—Application granted on condi-  
tion.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Flanagan and Guilfoyle .... 4

Negative ..... 0

Absent: Fire Chief Kenlon ..... 1

THE RESOLUTION:

(560-25-BZ)

WHEREAS, Charles Kreymborg, for Cerussi Contracting  
Company, owner, filed, May 29, 1925, an application, under  
building zone resolution, to permit the extension from  
unrestricted district into a business district of a pro-  
posed garage for the storage of more than five motor ve-

Correction—"4583" changed to "4582" in line 9 and 29.

hicles; premises 4582 Third avenue, Borough of The Bronx;  
and

WHEREAS, a public hearing was held on this application  
by the board of standards and appeals, at its regular meet-  
ing, October 13, 1925, after due notice by publication in the  
Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-  
ing zone resolution show that Third avenue is in an un-  
restricted district; that Bathgate avenue is in a business  
district and Lorillard place is in a business district; and

WHEREAS, the decision of the superintendent of buildings,  
rendered May 12, 1925, reads:

"8. Proposed extension of public garage in business  
district contrary to Zoning Resolution.";

and

WHEREAS, it is proposed to alter three one-story non-  
fireproof buildings on a lot having a frontage of 112 ft.  
on Third avenue and a maximum depth of 197 ft., into a  
public garage for the storage of more than five motor ve-  
hicles; two of the existing buildings are now public ga-  
rages and a rear building, 50 ft. by 70 ft. in area, is used  
as a marble yard; an irregular portion of the rear building  
extends into the business district for a distance of 34 ft.  
6 in., the remainder of the premises being in the unre-  
stricted district; and

WHEREAS, the board deemed that the granting of the  
appeal was a reasonable application of the provisions of  
section 7-c of the building zone resolution.

Resolved, that the board of standards and appeals does  
hereby make a variation in the application of the use district  
regulations of the building zone resolution, and that the  
application be and it hereby is granted on condition that the  
rear and gable walls within the business area shall be un-  
pierced throughout their entire height and length; and that  
all necessary permits shall be obtained within sixty (60)  
days.

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the  
Distributing Division of the City Record Office, 125 Worth  
Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the  
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# FIRST QUARTERLY REPORT

## CASES FILED AND PENDING, 1926.

	A	BZ	S	SA	SR	M'L	RES	T'L	GR. T'L
PENDING									743
DEC. 31, 1925 ...	238	154	215	135	1	..	..	..	
FILED 1926									
JANUARY .....	37	24	26	4	0	25	4	120	..
FEBRUARY .....	29	21	25	6	0	12	4	97	..
MARCH .....	45	29	22	3	0	45	14	158	375
TOTAL .....	349	228	288	148	1	82	22	375	1118
DISPOSITION									
1926									
JANUARY .....	48	25	54	1	0	25	3	156	..
FEBRUARY .....	30	21	19	2	0	12	2	86	..
MARCH .....	51	45	49	2	0	45	7	199	441
TOTAL .....	129	91	122	5	0	82	12	441	..
PENDING									
MCH. 31, 1926 ..	220	137	166	143	1	0	10	..	677

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Do. RES—Restored to Calendar.

## SUMMARY.

DOCKET.		DISPOSITION OF CASES.
Cases pending December 31, 1925 .....	743	Withdrawn .....
Cases filed up to and including March 31, 1926 .....	271	Dismissed .....
Restored to calendar .....	22	Denied .....
		Granted .....
		Granted on condition .....
		Appliances approved .....
		Appliances dismissed, disapproved or withdrawn .....
		Rules approved .....
		Rules disapproved or rescinded .....
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.
Requests to reopen .....	48	Requests to reopen granted .....
Requests to amend .....	10	Requests to reopen denied .....
Requests for modification .....	8	Requests to amend granted .....
Requests to rescind .....	0	Requests to amend denied .....
Requests for extension of time .....	2	Requests for modification granted .....
Requests for extension of permit .....	9	Requests for modification denied .....
Requests for mechanical installations .....	1	Requests to rescind granted .....
Requests for approval of plans .....	3	Requests to rescind denied .....
Administrative requests .....	1	Requests for extension of time granted .....
Requests for interpretation .....	0	Requests for extension of time denied .....
Total .....	1118	Requests for extension of permit granted .....
Disposed of .....	441	Requests for extension of permit denied .....
Cases pending March 31, 1926 .....	677	Requests to install granted .....
		Requests to install denied .....
		Plans approved .....
		Plans disapproved .....
		Administrative requests granted .....
		Administrative requests denied or withdrawn .....
		Interpretations .....
		Requests withdrawn or dismissed .....
		Total .....

## MONEYS RECEIVED.

	JANUARY	FEBRUARY	MARCH	TOTAL
Subscription to Bulletin .....	\$115.00	\$80.00	\$120.00	\$315.00
Cash Sales .....	10.45	20.87	25.75	57.07
Total Amount (Paid to Chamberlain) .....	\$125.45	\$100.87	\$145.75	\$372.07



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1923; amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards Appeals July 29, 1924.

Rule 1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the platforms, and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest landing of the stairway in accordance with the following table:

Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Stairways Enclosed			
Stairways Enclosed	Stairways Enclosed		
Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

term "contents" as used above means articles, goods, and merchandise, packed, stored, manufactured or in process of manufacture.

term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

term "story" as used above means that part of a building between any floor and the floor or roof next above the first story is that part of a building which extends more than 50 per cent above the floor below and the next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding that portion of the under side of the beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of non-combustible material, in which case the partitions shall extend to the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvers or ventilators, or exterior windows with fireproof sections at the top floor.

Openings in such partitions shall be provided with self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, shall be accepted as a compliance with this rule where both sides of the fire wall or walls are occupied by the same occupant.

Rule 2.—Where there are occupancies on any story or a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall lead from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills, properly secured. When sill is more than 8 inches above the floor level, and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO RULES GOVERNING FIRE EXTINGUISHING APPLIANCES— SPRINKLER SYSTEMS.

[77-25-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, April 23, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Rules for Fire Extinguishing Appliances, Sprinkler Rules.

*General Requirements.* The rules contained herein cover the general details of a sprinkler equipment only. Before an equipment is installed or before a present equipment is remodeled, complete working plans should be submitted for approval to Fire Department.

These plans shall be drawn to an indicated scale; give correct address and points of compass; show sectional elevations of the building; and the essential features of the construction, viz., size, location and direction of joists, timbers or other structural members. They shall also indicate the location and size of water supplies, connecting pipes, feed mains and risers, gate, check, alarm and dry-pipe valves, as well as the location, spacing, number and type of sprinklers.

Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3), shall be filed for final approval of the Fire Commissioner. A certified copy of the approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If a standpipe (fire line) equipment is provided throughout the building, the plans shall include a note to that effect.

When entirely completed in accordance with the approved plans and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the sprinkler equipment is approved the applicant will be so advised in writing by the Bureau of Fire Prevention.

All sprinkler equipments shall be installed in a thoroughly workmanlike manner.

**Rule 1. Definition of Automatic Extinguisher Systems.** Automatic extinguisher systems shall consist of a system of piping connected to one or more acceptable sources of water supply, or other extinguishing medium, provided with distributing devices so arranged and located as to discharge and diffuse automatically under the action of heat an effective stream or spray over every part of the interior of the building area in which a fire may start or to which it may be communicated.

**Rule 2. Classification of Sprinkler Systems.** For the purpose of these rules, sprinkler systems shall be classified as:

(a) Automatic Wet Pipe Systems, in which all pipes and sprinkler heads are at all times filled with water;

(b) Automatic Dry Pipe Systems, in which the pipes and sprinkler heads are filled with air, either compressed or at atmospheric pressure, and the water supply is operated by a Dry Pipe Valve as defined in Rule 27 of these Rules.

(c) Non-Automatic Systems, in which all pipes and sprinkler heads are maintained dry with a fire department connection for water supply.

Thermostatic fire alarm with direct connection to Central Office or Fire Department Headquarters shall be provided in connection with all non-automatic sprinkler systems.

**Rule 3. Approved Devices.** Automatic Sprinklers and accessory appliances shall include all devices approved as such by the Bureau of Standards, Washington, D. C.; by the Underwriters' Laboratories, Inc., of Chicago; by the Associated Factory Mutual Laboratories of Boston; and all devices which meet the tests prescribed by the Board of Standards and Appeals.

**Rule 4. Water Supply.** Approved sources of water supply shall be classified as Automatic and Auxiliary.

(a) Automatic Sources shall include the Gravity Tank, the Pressure Tank, [and] the Public Water System, the Automatic Electric Fire Pump, installed as required under the provisions of Rule 8, hereinafter provided.

(b) Auxiliary Sources shall include the non-automatic Pump and the Fire Department Connection.

**Rule 5. Gravity Tank.** Gravity tanks shall contain available quantity of water sufficient to supply twenty per cent (25%) of the number of sprinkler heads in average protected fire area for twenty (20) minutes, but less than 5,000 gallons; and the bottom of the tank shall have an elevation of not less than twenty (20) feet above the highest line of sprinklers below the main roof. If the area of a pent house exceeds 2,500 sq. ft. the bottom of the tank shall be required to be not less than 20 feet above the highest line of sprinklers below the pent house but where a pent house contains only pressure tanks this will not apply.

Where a tank capacity in excess of [25,000] 30,000 gallons is required by this rule, the amount of water provided in excess of [25,000] 30,000 gallons shall be fixed by the Board of Standards and Appeals, except tanks of unlimited capacities are supported on structural members independent of buildings.

The tank shall be filled through a fixed pipe, independent of the sprinkler piping, not less than two inches in size, discharging into the top of the tank through a by-pass not less than two (2) inches in diameter around the check valve in the discharge pipe, providing the supply is of sufficient pressure to fill the tank. Water supply and connections shall be capable of filling the tank at a rate of not less than sixty-five gallons per minute.

The filling pipe shall be carried up inside a frost-casing and may extend through tank bottom to discharge at top of tank above full water level. The portion of inside tank must be of brass or copper or other non-corrosive material.

Tanks shall not be fed through sprinkler lines.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct ice main connection, provided that there are separate mains from the basement or lowest story and a check valve in each feed line in a pump or engine room.

The overflow pipe shall be not less than two (2) inches in diameter for tanks up to 30,000 gallons capacity and less than three (3) inches in diameter for larger tanks. The top of the overflow pipe shall be three (3) inches below the top of the staves in wooden tanks and one inch from the top in steel tanks. The pipe may extend through the bottom of tank provided the portion inside is of brass or copper or other non-corrosive metal without joints or it may extend through side of tank. Tanks over roofs overflow pipes shall terminate not less than twenty-four (24) inches above roof and shall be provided with a 90 degree elbow.

The discharge, heating or filling pipes where exposed to the weather shall be protected from freezing by a frost-proof covering which may be of three layers of one (1") hair felt interspersed with building paper well secured and covered with canvas well painted and frost-proof boxing as specified by the National Board of Fire Underwriters.

Easy access to top of each tank shall be provided by means of a steel gooseneck ladder substantially constructed and rigidly braced, the top of which shall not tip over from the vertical at any point.

Tanks above roofs shall be constructed according to requirements of the Building Code and supporting



# PUBLIC HEARING

res shall be approved by the Superintendent of Buildings. Tanks not enclosed and exposed to the weather shall be covered with a double roof of acceptable construction consisting of a tight flat cover of matched boards and above is a conical roof which shall be covered with an approved roofing.

Where a gravity tank may supply both sprinklers and fire hydrants it shall not be of less than 30,000 gallons capacity and located on a structure altogether independent of buildings and the bottom shall not be less than 75 feet above ground level, and not less than 20 feet above the highest line of sprinklers below the main roof of the highest building in a group of buildings.

Rule 6. Pressure Tank. Pressure tanks shall contain sufficient water to supply twelve and one half per cent (12½%) of the number of sprinklers in the average protected fire area for twenty (20) minutes, but not less than [5,000] 3,000 gallons of water for a wet pipe system where supplemented by an auxiliary water supply, and not less than 5,000 gallons of water for a dry-pipe system. No single tank shall have a capacity greater than 9,000 gallons. The tank shall be kept two-thirds (2/3) full of water under a pressure of seventy-five (75) pounds per square inch, and shall be so proportioned and located that a pressure of not less than fifteen (15) pounds per square inch shall be available on the highest line of sprinklers below the main roof when all the water has been discharged from the tank.

The tank shall be placed either on the roof or in the highest sprinklered story.]

pressure tank or tanks shall not be located below the highest line of sprinklers supplied by tank or tanks.

Where [a tank] the total capacity of the pressure tank supply is in excess of [25,000] 30,000 gallons as required by the rule, the amount of water to be provided in excess of [5,000] 30,000 gallons shall be specified by the Board of Standards and Appeals.

The water shall be supplied through a fixed pipe, independent of the sprinkler piping, not less than [two] one and one-half (1½) inches in size [with a one and one-quarter (1¼) inch connection to the tank], or through a pipe not less than [two (2)] one and one-half (1½) inches in size around the check valve in the discharge pipe provided the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute without reducing the pressure in the tank. The tank shall have a fixed metallic horizontal line at the end opposite the glass gauge, or other acceptable device, to indicate the level of the water when the tank is two-thirds full.

The air compressor shall be of sufficient capacity to increase the air pressure at the average rate of one pound in two minutes in each pressure tank.

Rule 7. Public Water System. Direct connection to the city water supply shall be capable of furnishing water at not less than fifteen (15) pounds per square inch static pressure at the highest line of sprinklers below the main roof.

Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each connection shall be as large as that of the main riser and not less than four (4) inches, and shall have a convenient accessible control valve fixed to it at, or near, the riser, or, when possible, still further away from the building. The control valve shall be fitted with a frost proof box, not less than four (4) feet nor more than six (6) feet below the curb, with a fixed stem extending to a compartment at the level of the sidewalk.

The cover shall be bolted to the casing and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be marked with a distinctive pattern, operated by a special socket which approved by the department of water supply, gas and electricity.

Where it is impractical to install a control valve box at the curb because of a vault under the sidewalk and within 18" thereof, the control valve may be located in the water supply connection at a point not more than two (2) feet from the point of entry into a vault.

Where a water meter is required in the water supply connection to an automatic sprinkler equipment, it shall be of a type which allows free flow of water and approved by the Department of Water Supply, Gas and Electricity, or a type of fire line meter which has been specifically approved by the Fire Commissioner for use in connection with fire extinguishing equipment.

Evidence establishing the fact that water supply conditions and pressures are as may be required shall be submitted to the Fire Department.

Rule 8. Fire Pump. An automatic electric fire pump as an automatic source of water supply is one approved for such use and controlled by an approved automatic controlling device, which shall be adjusted to maintain not less than 15 pounds water pressure at the highest sprinkler below main roof and in pent houses over 2,500 sq. ft., as provided in Rule 5. And shall receive water supply only from a direct connection to the city water main.

As auxiliary sources of water supply steam or electric standard fire pumps shall receive water supply from a suction tank, a direct connection to the city water main or other approved sources capable of supplying the pump at its rated capacity for sixty (60) minutes. The rated capacity of the pump shall be not less than five hundred (500) gallons per minute, and shall be sufficient to supply twenty-five per cent (25%) of the number of sprinklers in the average protected fire area.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

A reliable source of energy for driving the pump shall be provided. For steam pumps, provision shall be made for sufficient steam power to operate the pumps at full rated capacity, and a steam pressure of not less than fifty (50) pounds shall be maintained at the pump at all times. Where there is more than one boiler, the pipes and valves shall be so arranged to permit the cutting out of any one boiler without interrupting the steam supply to the pump from the other boilers. The boiler room shall be cut off from the remainder of the building by fireproof floor and wall construction with approved fire doors at all openings.

Electrical energy from a public service plant shall be acceptable as a source of energy for driving electric fire pumps. When local power plants supply the energy for operating electric pumps, two motor generator units shall be provided, or one generator unit supplemented by a public service break-down switch. Local electric power plants shall be located in rooms of fireproof construction with approved fire doors at openings.

Rule 9. Sprinkler Discharge. For the purpose of computing the capacity of water supplies, standard one-half (½) inch sprinkler heads shall be assumed to have an average discharge of twenty (20) gallons per minute, and the discharge of larger heads shall be computed proportionately in the ratio of the areas of their respective orifices.

Rule 10. Fire Area. A fire area is any floor space enclosed on all sides by exterior walls or fire walls or a combination of both. The number of sprinklers in the average protected fire area shall be determined by the number of sprinklered stories in such section. In



# PUBLIC HEARING

determining the required capacity of water supplies, the number of sprinklers in the average protected fire area need not include those located in low positions, such as under benches, low shelves, closets and platforms and between cars in car barns.

**Rule 11. Fire Department Connection.** All automatic sprinkler systems shall be provided with at least one two-way Siamese connection on each street front of the building for connection to the fire department hose. Buildings fronting on only one street shall be provided with at least two Siamese connections when the street frontage of building exceeds [one hundred and fifty (150)] two hundred (200) feet [in width].

*Where buildings have frontages on more than one street there shall be a fire department connection on each street front where frontage is not continuous but in all cases where more than one fire department connection is required they shall be located as the Fire Commissioner may direct and shall not be grouped.*

All Siamese hose connections hereafter installed, except those on piers or warehouses intended for fire boat use, shall be three (3) inches in size. Fire boat connections shall be three and one-half (3½) inches in size. All hose connections shall be female, with standard fire department threads.

The inlets shall be placed at least eighteen (18) inches and not more than two (2) feet above the sidewalk, in a horizontal position accessible to the fire department, and shall be provided with a four (4) inch discharge connecting with a four (4) inch pipe to the sprinkler system for three (3) inch fire department connection and with a six (6) inch discharge outlet and six (6) inch pipe for three and one-half (3½) inch fire boat connection. Each inlet shall be provided with a clapper valve machined to a true face.

Each Siamese connection shall be designated by raised letters at least one (1) inch in size, cast in the fitting in a clear and prominent manner and reading for the service designated, viz.: "Base. Spkr.," etc., as the case may be. If the entire building is sprinklered, the fitting shall be marked "Auto. Spkr."

*Siamese hose connections may project through a street wall not more than twelve (12) inches beyond the building line except that where there is an angle formed by the street wall and a check piece or the base of a column, pilaster or ornamental projection, they may be so located that no part extends more than fifteen (15) inches from either side of such angle in accordance with the provisions of the Building Code.*

In each fire department connection there shall be an approved straightway check valve installed in a horizontal position, unless suitably designed for vertical position, and the piping shall be arranged to drain between the check valve and the outside siamese coupling by either a ball drip having a one-half (½) inch pipe connection and one-half (½) inch orifice and a bronze ball of proper size, or by a three-quarter (¾) inch drip connection, with plugged valve attached, and when necessary arranged to drain to a sewer. A drain connection may be tapped into the body of check valve only when located in a horizontal position.

**Rule 12. Automatic Sprinkler Systems.** Automatic sprinkler systems shall be classified as:

(a) One Source Systems, supplied with water from any one of the automatic sources; and

(b) Two Source Systems, supplied with water from a combination of any two of the automatic sources; two pressure tanks with a total water capacity twice that required for a one source supply; direct connection to the city water supply on two different streets, so located that the closing of the controlling valve on one main will not eliminate the main on the other street; or a direct connection to the city water supply and one of the auxiliary sources provided the water supply main is at least six (6) inches in size, the main is fed both

ways and a two (2) inch test pipe at the top of the sprinkler riser shows a flowing pressure of fifteen (15) pounds per square inch between the hours of six a. m. to six p. m.

*A gravity tank and pressure tank, or a gravity tank pressure tank and one of the automatic sources or two pressure tanks having a total water capacity for a one source supply may be considered as a two-source supply where the occupancy of the building does not conflict with Rules 38, 39 and 40 hereinafter provided for.*

**Rule 13. Sprinkler Spacing.** Sprinkler heads and lines shall be spaced as herein provided:

**Mill Construction.** Under mill ceiling (smooth solid plank and timber construction, 5 to 12 foot bays) a line of sprinklers shall be placed in the center of each bay and the distance between the heads on each line shall not exceed the following:

- (a) For Standard one-half (½) inch heads—
  - 8 feet in 12 foot bays;
  - 9 feet in 11 foot bays;
  - 10 feet in 10 foot bays;
  - 11 feet in 9 foot bays;
  - 12 feet in 5 to 8 foot bays;
- (b) For Conran\* one (1) inch heads—
  - 20 feet in 5 to 12 foot bays.
- (c) For Conran\* one and one-quarter (1¼) inch heads—
  - 25 feet in 5 to 12 foot bays.
- (d) Vaults used for the storage of nitro-cellulose products and vaults used for the storage of flammable motion picture films shall have a standard one-half (½) inch head for each 250 cubic feet of available storage space, or one inch Conran\* head for each 250 cubic feet of available storage space.

Measurements shall be taken from center to center of timbers.

Ceilings of modified mill construction having joists less than three (3) feet wide shall be treated as standard joist construction and sprinkler heads and lines spaced accordingly.

Bay timbers spaced three (3) feet or more on centers, but less than five (5) feet on centers, will require special ruling by the administrative official having jurisdiction.

**Joisted Construction.** Under open finish joisted construction ceilings, floor, decks and roofs, the sprinkler lines shall be run at right angles to the joists and heads "Staggered spaced" so that heads on one line shall be opposite a point half way between heads on adjacent lines.

(a) For Standard one-half (½) inch heads the distance between lines of sprinklers shall not exceed ten (10) feet and the distance between heads on each line shall not exceed eight (8) feet, the end heads on alternate lines being spaced not more than two (2) feet from wall or partition. Permission may be given by the administrative official having jurisdiction to install but one line of sprinklers, in each bay where girders project below the under side of joists and divide the ceiling into bays ten (10) to eleven and one-half (11½) feet wide from center to center of girders, and the heads shall then be spaced on each line so that the area covered by a single head does not exceed eighty (80) square feet. In all cases where such bays are over eleven and one-half (11½) feet wide, two or more lines of sprinklers shall be installed in each bay as required by the rules for standard construction.

\*Wherever the term "Conran head" is used in these Rules, it is to be taken as meaning either a Conran head of the type tested and approved by the Fire Department, or one that has passed similar tests by the Fire Department.



# PUBLIC HEARING

Fire girders and joists are flush at the bottom, heads shall be spaced according to the general rule.

(c) For Conran\* one (1) inch heads the distance between adjacent lines shall not exceed twenty (20) feet and the distance between the heads on each line shall not exceed six (6) feet, the end heads on alternate lines being spaced more than four (4) feet from wall or partition. Where girders project below the under side of joists and divide ceiling into bays not exceeding twenty (20) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty (20) feet in width at least two (2) lines shall be installed in each bay and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads the distance between adjacent lines shall not exceed twenty-five (25) feet and the distance between the head on each line shall not exceed twenty (20) feet, the end head on alternate lines being spaced not more than five (5) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty-five (25) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty-five (25) feet in width at least two lines shall be installed in each bay, and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Both Finish, Sheathed or Plastered Ceilings.** Under any finish, sheathed or plastered ceilings, in bays six (6) feet wide and over (measurements to be taken from center of timber, girder or other projection or support forming the bay), sprinkler heads and lines shall be spaced as follows:

**For standard one-half ( $\frac{1}{2}$ ) inch heads—**

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twelve (12) feet in width and the distance between the heads on each line shall not exceed the following:

- 8 feet in 12 foot bays;
- 9 feet in 11 foot bays;
- 10 feet in 6 to 10 foot bays.

In bays in excess of twelve (12) feet in width and less than twenty-three (23) feet in width, shall contain at least two (2) lines of sprinklers; bays twenty-three (23) feet wide or over shall have the lines therein not over ten (10) feet apart. In bays in excess of twelve (12) feet in width, not more than one hundred (100) square feet of ceiling area shall be allotted to any single head. (c) For Conran\* one (1) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty (20) feet in width and the distance between the heads on each line shall not exceed twenty (20) feet. Bays in excess of twenty (20) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty-five (25) feet in width and the distance between the heads on each line shall not exceed twenty-five (25) feet. Bays in excess of twenty-five (25) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Roof Construction.** The rules of slow-burning construction shall apply as far as practicable. The rules may be modified, however, the intent being to arrange spacing of heads to protect the contents rather than the ceilings; but in no case shall the distance between heads on one line and a head on an adjacent line exceed the following:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads, 12 feet.
- (b) For Conran one (1) inch heads, 20 feet.
- (c) For Conran one and one-quarter ( $1\frac{1}{4}$ ) inch heads, 25 feet.

**Distance From Walls.** The distance from wall or partition to the first head on a sprinkler line shall not exceed one-half the allowable distance between the heads on such line. Additional heads may be required in the narrow pockets formed by bay timbers or beams and wall. Where beams, girders, columns, walls, partitions or other obstructions prevent the effective discharge of water, additional heads shall be installed to effectively sprinkle the area.

**Vertical Shafts.** In vertical shafts having inflammable sides, heads shall be provided within the shaft in addition to the head or heads at the tops of shafts, as follows:

- (a) One standard one-half ( $\frac{1}{2}$ ) inch head for each 200 square feet of inflammable surface.
- (b) One Conran\* one (1) inch head for each 400 square feet of inflammable surface.
- (c) One Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch head for each 500 square feet of inflammable surface.

Such head or heads shall be installed at each floor when practicable, and always when shaft is trapped. Where practicable, heads shall be "staggered" at the alternate floor levels, particularly when only one head is installed at each floor level.

**Pitched Roofs.** Under a pitched roof sloping more steeply than one (1) foot in three (3) feet, heads shall be located in peak of roof, and those on either side of the peak shall be spaced according to the foregoing requirements. The distance between heads shall be measured on a line parallel with the roof. Where the roof meets the side wall or the floor line, the heads shall be placed not more than the following distance from such intersection:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $3\frac{1}{2}$  feet.
- (b) For Conran\* one (1) inch heads, 7 feet.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $8\frac{1}{2}$  feet.

Heads spaced not to exceed the following distance each way from the peak of roof, measured on a line parallel with the roof, may be used in lieu of heads located in peak of roof:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.
- (b) For Conran\* one (1) inch heads, 5 feet.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

In sawtooth roof construction, the end heads on the branch line shall be spaced not to exceed the following distance from the peak of the sawtooth:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.
- (b) For Conran\* one (1) inch heads, 5 feet.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

**Special Locations and Variations.** In special locations, such as over electric generating, power and transforming apparatus, over their controlling devices and switchboards, where water from the fire extinguishing equipment would be detrimental, the sprinkler lines and heads may be omitted at the discretion of the administrative official having jurisdiction, and when in his judgment a slight variation of this rule of spacing is desirable to effect a more efficient distribution of water for fire extinguishing purposes, the sprinkler lines and heads shall be spaced as he may direct.

**Rule 14. Sprinkler Position.** All sprinkler heads shall be located, wherever possible, in an upright position on top of the pipes, except that sprinkler heads on automatic wet pipe systems may be pendant on concealed piping and when construction or occupancy of a room or enclosure makes it preferable.

- (a) Where standard one-half ( $\frac{1}{2}$ ) inch heads are installed sprinkler deflectors shall be parallel to ceilings, roofs or the



# PUBLIC HEARING

incline of stairs, but when installed in the peak of a pitched roof they shall be horizontal. Distance of deflectors from ceilings of mill or other smooth construction, or bottom of joists of open joist construction, shall be not less than three (3) inches nor more than ten (10) inches.

In fireproof buildings, the distance between deflectors and panel ceilings shall not exceed fifteen (15) inches.

Not less than eighteen (18) inches effective clear space shall be left below the sprinkler heads, so that they may discharge an unbroken spray blanket from sprinkler to sprinkler and sides of room when in operation. Any stock piles, racks or other obstructions interfering with such action shall not be permitted. *Sprinkler system piping shall not be used for the support of stock, clothing, etc.*

(b) Where Conran\* heads are installed, the top of head shall be located the same distance below joists or ceiling as specified for deflectors in paragraph (a) of this rule; except that when heads are located under pitched roofs of piers or similar structures, they shall in general be installed in the upright position (not normal to slope of roof) and three (3) feet vertically below the underside of roof. When the administrative official having jurisdiction deems a variation of this rule advisable to obtain a more efficient distribution of water, the heads shall be located with respect to joists or ceiling, as he may direct.

Rule 15. Pipe Sizes. The number of heads on a given size pipe in one fire area in any story shall not exceed the following:

(a) For standard one-half (1/2) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
3/4 inch	1 head
1 " "	2 heads
1 1/4 " "	3 " "
1 1/2 " "	5 " "
2 " "	10 " "
2 1/2 " "	20 " "
3 " "	36 " "
3 1/2 " "	55 " "
4 " "	80 " "
5 " "	140 " "
6 " "	200 " "
7 " "	300 " "
8 " "	420 " "

(b) For Conran\* one (1) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 inch	1 head
1 1/4 " "	2 heads
1 1/2 " "	3 " "
2 " "	4 " "
2 1/2 " "	6 " "
3 " "	9 " "
4 " "	18 " "
5 " "	34 " "
6 " "	51 " "
7 " "	75 " "
8 " "	105 " "

(c) For Conran\* one and one-quarter (1 1/4) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 1/4 inch	1 head
1 1/2 " "	2 heads
2 " "	3 " "
2 1/2 " "	4 " "
3 " "	6 " "
4 " "	12 " "
5 " "	21 " "
6 " "	40 " "
7 " "	60 " "
8 " "	84 " "

When it is desired to use pipe of larger size than (8) inches in diameter, special ruling will be required of the administrative official having jurisdiction as to the missibility of its use and the number of heads that may be fed thereby.

Where practicable, it is desirable to arrange the piping so that the number of heads on a branch line will not exceed eight.

When the piping is arranged on the "gridiron" plan, the permissible number of heads may be doubled, provided the feed main is of the size indicated in the schedule for the total number of heads.

Where feed mains supply branch lines of only two heads each, the conditions approach those of long single lines. Such feed mains shall usually be centrally supplied with branch lines up to fourteen (14) in number may be fed from a two and one-half (2 1/2) inch pipe does not exceed more than sixteen (16) standard one-half (1/2) inch heads in lieu of twenty (20).

Buildings having slatted floors, or large unprotected openings without approved stops, shall be treated as one story with reference to the pipe sizes, and the feed main shall be of sufficient size to accommodate the number of heads on the floor. Larger pipe sizes than are allowed in the schedule for a given number of heads may be required wherever the construction or conditions introduce unusually long runs of mains or many angles. Buildings with blind attics with unprotected openings to floor below, may be piped from a system on the ceiling of floor below, provided pipe size schedule is not overloaded on sizes three (3) inches or under.

Rule 16. Feed Mains. The size of feed mains shall be less than the size of riser and shall be arranged to run direct as possible from source of water supply to riser.

Feed mains for stair or other towers without approved stops between floors, when piped on independent riser, shall be of sufficient size to accommodate the total number of sprinklers in such tower.

Rule 17. Risers. There shall be one or more separate risers in each building and in each section of the building divided by fire walls. Risers shall be arranged to provide "Center Central" or "Side Central" supply to feed risers. Each riser shall be of sufficient size to supply all the heads on said riser in one story, according to the schedule of sizes in Rule 15.

In buildings of fireproof construction, and for the purposes of this rule, a blank wall, or one in which the openings are protected by standard fire doors, may be considered a fire wall, if of equivalent construction.

If the conditions warrant, special permission may be granted allowing the heads in a fire section of small buildings to be fed from the risers in another section, provided the total number of heads in such area does not exceed the following number per floor:

(a) For standard one-half (1/2) inch heads, 48.

(b) For Conran\* one (1) inch heads, 12.

(c) For Conran\* one and one-quarter (1 1/4) inch heads, 12.

Risers shall not be located close to windows, and shall be protected from mechanical injury and freezing and shall be properly supported on foundations and by floor plates, couplings or hangers.

No connections, such as for sill cocks, house service hose outlets, shall be made with a sprinkler system or any part thereof.

Where gravity and pressure tanks feed through a discharge pipe or "dead riser" to the foot of a riser, an air lock is likely to develop the discharge pipe of the tank shall connect with the discharge pipe, or "dead riser" forty (40) feet below the bottom of the pressure tank.



# PUBLIC HEARING

Rule 18. Pipes and Fittings. All pipe shall be full-weight standard wrought iron or steel threaded pipe, well reamed and screwed up tight into fittings without reducing the passageway. Fittings shall be standard cast iron fittings, and shall be long turn pattern on feed mains and risers.

Each fitting shall be designed and guaranteed for a working pressure of 150 pounds per square inch and must be capable of withstanding a hydrostatic test pressure of 750 pounds per square inch without failure.

All pipe shall be secured to the ceiling, walls and other parts of the building with standard steel, wrought or malleable iron hangers.

Extra heavy fittings shall be employed where the normal pressure in the pipe system exceeds one hundred and fifty pounds per square inch, and shall be designed for a working pressure of 250 pounds per square inch and be capable of withstanding a hydrostatic test pressure of 1,250 pounds per square inch without failure.

Underground pipe shall comply with the specifications for cast iron pipe of the American Water Works Association.

Rule 19. Protection of Pipes and Sprinklers. When exposed to moisture, sprinkler pipes and hangers shall be protected against corrosion whenever found necessary by thoroughly cleaning the pipe of all scale and grease and painting with a coat of red lead and linseed oil paint or other suitable moisture resistive paint. When exposed to chemicals, the pipe and fittings shall be coated with graphite or other approved chemical resistive paint. Care shall be taken not to paint the sprinkler heads.

Supply pipes of risers in low basements or low spaces below ground floors exposed to frost, shall be properly protected by a masonry or wood enclosure, properly heated, or covered with mineral wool, sawdust or tar mixed with granular cork, extending below bottom of pipe and through the flooring of ground floor, or the pipe shall be protected by three alternate layers of one-inch hair felt and build-up paper or by other approved method. When of wood, enclosure shall be constructed double with a layer of paper between the two thicknesses of wood.

Where risers, drains, heating pipes, etc., pass through concrete floors or partitions, they shall be protected by a metal sleeve or be grouted with cement mortar.

Where sprinklers are exposed to corrosion, the heads shall be protected with an approved hermetically sealed cover, or with an approved wax coating.

Rule 20. Drainage. All sprinkler pipe and fittings shall be installed that they can be thoroughly drained, and, where practicable, all piping shall be arranged to drain at the lowest point.

Pipes or drip pipes shall be so arranged as not to expose any part of the sprinkler system to frost, and shall be connected, either by check valves or other means, so that they will not [overthrow] overflow domestic service or connections to the same sewer or house drain, or if they are connected through the wall and exposed to the weather, they shall be fitted with hoods or down-turned elbows.

Pipes, pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet, shall be installed:

- At the base of the main riser;
- At each alarm valve;
- At each dry-pipe valve;
- At each gravity tank;
- At each pressure tank;
- At each fire department connection;
- At each floor, if independent floor control valves are used;

At each supply main, when the water in the same can be removed through any of the above drains. Such connections shall be installed with controlling valves so that flow can be made to determine if the water supplies connections from yard mains to the inside of the build-

ing are in order without causing water damage or overflowing service connections to the same house drain. Any such drain shall be not less than two (2) inches in size except that drains at independent floor valves [may be one and one-quarter ( $1\frac{1}{4}$ ) inches in size] shall be not less than 1 inch in size where floor valves are not over  $2\frac{1}{2}$  inches in size and  $1\frac{1}{4}$  inches where floor valves are larger, and connected to a main drain riser of not less than  $1\frac{1}{2}$  inches in size. The drain at the main riser shall discharge into a cone or sight drain, or if carried through the wall and exposed to the weather, it shall be fitted with a hood or down-turned elbow.

*At an alarm valve at the top of a riser in a down-fed system a drain shall not be required.*

*At each gravity or pressure tank erected above roof of a building there shall be a 4-inch valved drain connection so arranged as to discharge on roof of building. And where a tank is on a separate structure altogether independent of buildings drain connection to be arranged to discharge at ground level.*

On automatic wet pipe systems, the horizontal branch pipes shall be pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet to drain towards the sources of supply with drip valves at the low points.

On automatic dry-pipe systems, branch pipes shall be pitched at least one-half ( $\frac{1}{2}$ ) inch in ten (10) feet.

Rule 21. Test Pipe. [On] In all wet-pipe automatic sprinkler systems a test pipe of not less than  $\frac{3}{4}$  inch in diameter shall be connected directly with each [riser] system but shall be connected to a pipe of not less than  $1\frac{1}{4}$  inches in diameter in upper story and arranged to discharge, through a  $\frac{1}{2}$ -inch brass outlet, preferably to a point where it can readily be seen. With long runs or many angles, size of test pipe [shall] should be increased to one (1) inch or larger. Controlling valve should be located at a sufficient distance from where the test pipe passes through the wall of the building so as to reduce to a minimum the chance of freezing of water in test pipe.

*In all dry-pipe automatic sprinkler systems a  $\frac{3}{4}$ -inch inspector's test pipe shall be installed at the end of the most distant branch line and fitted with a  $\frac{3}{4}$ -inch shut-off valve stopped with a brass plug.*

Rule 22. Pressure Gauges. A four and one-half ( $4\frac{1}{2}$ ) inch double-spring Bourdon pressure gauge shall be provided in all automatic sprinkler systems as follows:

- Above dry-pipe valves;
- Below dry-pipe valves;
- At the pressure tank;
- At the air compressor;
- Above the alarm valve;
- Below the alarm valve; and

In the connections from city water supply.

Provision may be made for taking the pressure both above and below the alarm valve and the dry-pipe valve with only one gauge at each valve.

*A gauge shall not be required at an alarm valve located at the top of a riser in a down-fed system.*

Gauge connections shall be taken from the supply main or riser and not from the two-inch drain or test pipe.

Gauges shall be installed in a suitable place protected from freezing and be controlled by a valve with arrangements for draining. A plugged outlet, not less than one-quarter ( $\frac{1}{4}$ ) inch in size, shall be located between each valve and gauge for purpose of installing the inspector's gauge.

Rule 23. Valves. All valves two (2) inches in diameter and under shall be of brass or bronze, or other approved [non-corrodible] non-corrosive material. Valves over two (2) inches in diameter shall be of brass, or bronze or iron body, brass mounted, or of other approved [non-corrodible] non-corrosive material.

All sidewalk Siamese inlet valves, caps and chains shall be of galvanized cast iron or other approved [non-corrodible] non-corrosive material.



# PUBLIC HEARING

All gate valves shall be solid or double wedge disc, sufficing box pattern with hand wheel, outside screw and yoke, or other approved indicator pattern.

All check valves shall be approved straight way regrinding pattern, so built that the clappers may be readily removed for repairs.

Rule 24. Water Supply Gate Valves. The piping connecting each source of water supply with the sprinkler system shall be provided with a gate valve of the outside screw and yoke type, sealed open and tagged to designate its purpose, so located as to control **each source of water** supply except that from fire department hose connections. All such gate valves shall be located within the building where easily visible and readily accessible and as close as possible to the supply inlet.

Rule 25. Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two-source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies, except that where the two sources of supply consist of tanks located above the highest line of sprinklers, a gate valve need only be provided on the downstream side of each check valve.

Rule 26. Control Valves. All automatic sprinkler systems shall be provided with a **main control or shutoff valve** arranged to be readily accessible and sealed in the open position; except that when the sprinkler system is fed from water supplies on the roof of the building, independent and readily accessible floor control valves, sealed in the open position, may be installed.

When not more than ten (10) standard one-half ( $\frac{1}{2}$ ) inch sprinkler heads or three (3) Conran\* heads in any automatic wet pipe system are exposed to cold and subject to freezing, shutoff valves may be provided to discontinue the water supply to such heads between November 1 and April 1. A greater number of heads than specified above, located in places which cannot be properly heated, shall be controlled by an automatic dry-pipe valve.

Rule 27. Dry-Pipe Valves. A dry-pipe valve shall be taken to mean a valve automatically controlling the water supply of the sprinkler system in such a manner that under normal conditions its piping system beyond the valve is maintained dry, but in the event of fire, the valve automatically releases the water into the sprinkler system, for fire extinguishing purposes.

Dry-pipe valves shall, for the purpose of these rules, be classified as follows:

Type A, in which the valve is actuated by the release of compressed air in the sprinkler piping system, due to the opening of a sprinkler head; and

Type B, in which the valve is actuated by an approved trip under electric control of an approved automatic thermostatic fire alarm system.

Dry-pipe valves shall be located as near as practicable to the sprinkler system in an enclosed and accessible place protected from mechanical injury and freezing.

*When anti-columning pipes are used, they shall be either lead lined or of brass.*

Automatic wet-pipe sprinkler systems in which only twenty-five (25) per cent of the heads are required to be maintained dry for protection from freezing, shall have only such heads under dry-pipe valve control.

(a) When "Type A" valve is installed, the air pressure in sprinkler systems under such dry-pipe valve control shall not exceed forty (40) pounds per square inch, nor be permitted to fall below twenty-five (25) pounds per square inch, nor shall it be less than one-sixth ( $\frac{1}{6}$ ) of the water pressure in any case.

The air compressor shall have a capacity of not less than eleven (11) cubic feet per minute and the air supplied to the pump shall be taken, if possible, from a room containing dry air, or it shall be passed through a drying chamber containing calcium chloride, in order to avoid the introduction of moisture into the system.

The air pressure on such dry-pipe systems shall be maintained throughout the year.

Not more than the following number of heads shall be controlled by one "Type A" dry-pipe valve:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

*Where equipped with an approved quick-opening valve, the following number of heads may be controlled by one "Type A" dry-pipe valve:*

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

(b) When "Type B" valve is installed the actuating system shall be designed to operate at a temperature higher than that required to open the sprinkler heads, and all connections between the alarm system and the dry-pipe system shall be adequately protected against injury of any kind.

When required by the administrative official having jurisdiction, the dead end of every feed main in such dry-pipe system shall be provided with an air relief valve or other device so constructed as to be normally open in order to permit the free escape of air from the system, but to close automatically against the escape of water.

Not more than the following number of heads shall be controlled by one "Type B" dry-pipe valve:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

Rule 28. Alarm Valve. All automatic wet pipe systems shall be equipped with an alarm valve so constructed that a flow of water through a one-half ( $\frac{1}{2}$ ) inch orifice will operate an electric or mechanical gong.

Dry pipe valves shall be equipped with a reliable device to give either an electrical or mechanical alarm.

Rule 29. High and Low Water and Pressure Alarm. Gravity tanks shall be equipped with a device to indicate when the water falls below or rises above the normal level of the tank, with an indicator or alarm located in the engine room near the pump.

All pressure tanks shall be equipped with a device to indicate when the pressure in the tank falls below seventy (70) or rises above eighty (80) pounds per square inch, with an indicator or alarm located in the engine room [near the compressor].

Rule 30. Heating of Tanks. The water in all tanks subject to freezing shall be protected by heating the water or enclosing the tank in a fireproof house properly heated and lighted.

Rule 31. Concealed Pipe Systems. All pipe in concealed pipe systems shall be of standard full-weight wrought iron or steel, painted with two coats of protective paint before and one after installation. Such pipe shall be installed in ducts or be encased in cement mortar and be inspected prior to concealment. When installed in concealed space between floor arches and ceiling, the pipe shall be supported by hangers and all pipe, fittings and hangers be protected with two coats of paint.

Rule 32. Preparation of Building. Floor or wall openings and other structural defects which prevent the escape of heated air and retard the automatic action of the sprinkler heads shall be provided with the necessary boards and draft stops to permit specific control of the fire by the local sprinklers.

Curtain boards shall project at least three (3) inches above the lowest sprinkler.



# PUBLIC HEARING

Rule 33. *Approval of Sprinkler System [Tests]. Before acceptance all automatic sprinkler systems, excluding the water supply tanks, shall be subjected after installation to a hydrostatic pressure of a test of at least fifty (50) pounds per square inch in excess of that which will be normally required and observed in the sprinkler system, such test pressure, however, never to be less than one hundred and fifty (150) pounds per square inch in any part of the system.*

*Pressure tanks shall be tested after erection to a test pressure of one and one-half (1½) times the working pressure. To prevent the possibility of serious water damage in case of a break, the pressure shall be maintained by a pump, the main controlling gate being meanwhile closed. Brine or other corrosive chemicals shall not be used for testing systems.*

*Automatic dry-pipe systems with "Type A" valve containing an air pressure of forty (40) pounds per square inch shall be pumped up, be held for twenty-four (24) hours, all leaks stopped which allow a loss of pressure of over two (2) pounds per square inch for the twenty-four (24) hours.*

*In the case of automatic dry-pipe systems with different "Type A" valve, the valve shall be held off its seat during the test to prevent injuring the valve.*

*Automatic systems shall be tested after installation to a pressure of less than fifty (50) pounds per square inch in excess of the pressure necessary to reach the highest line of sprinkler.*

*Tests of installed systems shall be made by the contractor in the presence of the Fire Commissioner, or his authorized representative.*

*Piping, devices nor any portion of a newly constructed sprinkler system shall be covered up or permanently concealed until tested by the Bureau of Fire Prevention and Control, in writing, except piping passing through floors, partitions or beams for distances equal to the thickness of such floors, walls, partitions or beams.*

34. *Non-fireproof Business Buildings. Automatic sprinklers required in non-fireproof business buildings under the provisions of Chapter 5, Article 4, Section 72, Code of Ordinances, unless otherwise specifically provided in these rules, shall consist of at least a One Source System.*

35. *Dangerous or Hazardous Buildings. Automatic sprinklers required in buildings having occupancies considered to be dangerous or hazardous by the Fire Commissioner shall consist of at least a one-source system unless otherwise specifically provided for in these rules.*

36. *Factories and other Buildings. Automatic sprinklers required in buildings under the provisions of the Code of Ordinances and the Labor Law shall consist of at least a one-source system.*

[35] 37. *Theatre Buildings. Automatic sprinklers required in theatre buildings under the provisions of Chapter 25, Section 524, Code of Ordinances, shall consist of at least a One Source System.*

[36] 38. *Firework Storage. Automatic sprinklers required in buildings in which fireworks are stored or sold under the provisions of Chapter 10, Article 6, Section 92, Code of Ordinances, shall consist of a Two Source System.*

Rule [37] 39. *Nitro-Cellulose Products. Automatic sprinklers as required in buildings in which nitro-cellulose products are stored under the provisions of Chapter 10, Article 19, Section 232, Code of Ordinances, shall consist of a system supplied from both approved gravity tank supply and an approved pressure tank supply, except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems, in conformity with the provisions of this rule as in force up to December 1, 1921.*

*In buildings wherein are stored or handled only limited quantities of nitro-cellulose products, not exceeding 500 pounds, the automatic sprinklers may consist of a two source system as provided for in Rule 12.*

Rule [38] 40. *Inflammable Motion-Picture Films. Automatic sprinklers, required in buildings in which inflammable motion-picture films are stored under the provisions of Chapter 10, Article 20, Section 241, Code of Ordinances, shall consist of a system supplied from both an approved gravity tank supply and an approved pressure tank supply except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to December 1st, 1921.*

Rule [39] 41. *Existing Installations and Approvals. Automatic extinguisher systems and devices heretofore approved and accepted by the authorities having jurisdiction shall not be required to conform to the provisions of these rules; and all such systems heretofore installed shall not be required to be altered to conform to these rules so long as the fire hazard due to construction and occupancy of the building is not increased or where substantial additions or extensions in height or area is made to the building when these rules shall apply if deemed advisable or necessary by the Fire Commissioner and the system after inspection is found to be in good working order.*

Rule 42. *Communicating Openings. When a building fully equipped with sprinklers communicates with another not so equipped the openings must be protected by approved fire doors on both sides of the wall, one of which must be automatic.*

Rule 43. *Maintenance Inspections. Automatic sprinkler systems shall be inspected at least once a month by the person in charge of the building, or by other competent person employed by the owner, to see that all parts of the system are in perfect working order, and the fire department connection or connections, if any, ready for immediate use by the Fire Department. A detailed record of each inspection shall be kept for examination by a representative of the Fire Department.*

*There shall be kept available at all times in the premises a supply of extra sprinklers, never less than six (6), to replace promptly any fused or damaged sprinklers. And there shall be one or more employees instructed in the maintenance of sprinkler system.*

Rule 44. *Open Sprinklers. When open sprinklers are required for exposure protection by the Fire Department as specified in the Building Code they shall be installed in accordance with the rules of the National Board of Fire Underwriters. Plans for such installation to be filed with the Fire Department for approval.*

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire Form 13A, for notices to property owners, such forms not to be supplied by this office. Applicant is entitled only to one copy of Form 13A, and must be filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including April 14, 1926 .....	318	Dismissed .....	
Restored to calendar .....	23	Denied .....	
		Granted .....	
		Granted on condition .....	
		Appliances approved .....	
		Appliances dismissed, disapproved or withdrawn .....	
		Rules approved .....	
		Rules disapproved or rescinded .....	
		MISCELLANEOUS ACTIONS.	
		Requests to reopen granted .....	
		Requests to reopen denied .....	
		Requests to amend granted .....	
		Requests to amend denied .....	
		Requests for modification granted .....	
		Requests for modification denied .....	
		Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	
Total .....	1182		
Disposed of .....	491		
Cases pending April 14, 1926 .....	691		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board offices of the board and of the further publication calendars in the daily press.

*Fourth*, That no one is entitled to written notice date for the hearing in his case, and that the failure to receive such notice is no excuse for not appear.

*Fifth*, That the business of the board is to dispose all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the appellant or petitioner to file necessary data, or any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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XI

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No. 17

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

—Municipal Building, Rooms 1001 to 1015.

PHONE—Worth 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—  
Index.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, April 20, 1926, at 10 a. m.

Minutes of Regular Meeting, April 20, 1926, at 2 p. m.

Corrections.

Reserve Calendar.

First Quarterly Report.

Files.

Progress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 27, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 4, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending April 21, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
348-26-BZ.....	B.B.Bx.	.2738 White Plains rd., Bx. N. B. 550-1926
347-26-A.....	F.D.	....215 Dupont st., Bklyn. F-85284 & N. B. 2629-1925.
346-26-BZ.....	B.B.M.	..116-122 W. 100th st., Man. N. B. 44-1926.
345-26-A.....	T.H.	....56 Greenwich ave., Man. Order.
344-26-BZ.....	B.B.B.	..1612-26 Church ave., Bklyn. Applic. 4401-1926.
343-26-A.....	F.D.	....162 E. 86th st., Man. F. D. 62-1926.
342-26-A.....	F.D.	....149 W. 125th st., Man. F-92819-92820.
341-26-S.....	F.D.	....181 Troutman st., Bklyn. L. D. 89352.
340-26-SA.....	F.D.	....Shaw Fuel Oil Burner. Appliance.
339-26-A.....	F.D.	....212-16 W. 48th st., Man. L. D. 29104.
338-26-S.....	F.D.	....552-564 W. Broadway, Man. L. D. 89291.
337-26-BZ.....	B.B.M.	..188-196 Audubon ave., Man. N. B. 525-1925.
336-26-S.....	B.B.M.	..171-177 Varick st., Man. N. B. 728-1925.
335-26-A.....	F.D.	....31-33 Pine st., Man. F-93147.
334-26-BZ.....	B.B.Bx.	.690-698 E. Fordham rd., Bx. N. B. 781-1926.
333-26-BZ.....	B.B.Bx.	.1882 Crotona ave., Bx. Alt. 452-1922.
332-26-S.....	B.B.Bx.	.3617 Bainbridge ave., Bx. N. B. 780-1926.
331-26-S.....	B.B.M.	..234-242 W. 39th st., Man. Building Notice 613-1926.
330-26-S.....	B.B.M.	..248-256 W. 39th st., Man. N. B. 581-1925..
329-26-S.....	B.B.M.	..531-535 8th ave., Man. N. B. 535-1925.
328-26-S.....	B.B.M.	..520-530 8th ave., Man. N. B. 549-1925.
327-26-S.....	F.D.	....767-769 Lexington ave., Man. L. D. 86774-86775-86776.
326-26-BZ.....	B.B.B.	...6306-6312 Bay pkway., Bklyn. Applic. 4871.
325-26-S.....	F.D.	....831 3rd ave., Man. L. D. 77015.
324-26-A.....	F.D.	....1254-56 Union st., Bklyn. L. C. 2720.
323-26-BZ.....	B.B.B.	...626-630 Pacific st., Bklyn. Applic. 23056-1925.
322-26-BZ.....	B.B.Bx.	.S. E. cor. 233rd st. & Bway., Bx. N. B. 2908-1925.
321-26-A.....	F.D.	....126-134 Stewart ave., Bklyn. C-99954.
320-26-S.....	F.D.	....91 Canal st., Man. L. D. 60156.

319-26-A.....F.D. ....At L. I. R. R., 500 ft. S.  
Locust ave., Jamaica S., Q.  
F-920

## Restored to Calendar.

729-23-BZ.....B.B.Bx. .733-735 E. 235th st., Bx.  
Certificate of Occupancy  
820-25-BZ.....B.B.B. ...1714-26 Kings highway., Bklyn.  
N. B. 14071-1925

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department  
B.B.B. ....Bureau of Buildings, Brooklyn  
B.B.M. ....Bureau of Buildings, Manhattan  
B.B.Q. ....Bureau of Buildings, Queens  
B.B.R. ....Bureau of Buildings, Richmond  
B.B.Bx. ....Bureau of Buildings, Bronx  
T.H.D. ....Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, APRIL 27, 1926, AT 2 P. M.**

### Building Zone Cases.

81-26-BZ.  
APPLICANT—John J. Dunnigan, for Thomas E. Mc  
owner.  
PREMISES—1620 Bronxdale avenue, The Bronx.  
APPLICATION, under sections 7c and 21 of the building  
zone resolution.  
TO PERMIT the extension from an unrestricted district  
into a residence district of a proposed garage  
the storage of more than five (5) motor vehicles.

82-26-BZ.  
APPLICANT—John J. Dunnigan, for Edmund Fra  
Realty Co., owner.  
PREMISES—1568 Southern boulevard, The Bronx.  
APPLICATION, under sections 7c and 7e of the building  
zone resolution,  
TO PERMIT in a business district the erection and m  
tenance of a proposed extension of a garage  
the storage of more than five (5) motor vehicles.

84-26-BZ.  
APPLICANT—John J. Dunnigan, for Louis Manzi, ov  
PREMISES—747 East 215th street, The Bronx.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a residence district the maintenance  
bakery.

185-26-BZ.  
APPLICANT—Stoddard & Mark, for Society for  
Propagation of the Faith, owner.  
PREMISES—109 East 38th street, Manhattan.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a residence district the alteration  
change of occupancy in part from residence  
business use.

242-26-BZ.  
APPLICANT—Magnuson & Kleinert and Harrison  
Wiseman, for 15th Street Amusement Co., o  
PREMISES AFFECTED—187-8-9 Prospect Park, Ye  
Brooklyn.  
APPLICATION, under sections 7a and 21 of the  
ing zone resolution,



# CALENDAR

O PERMIT in a residence district the erection and maintenance of a building to be used for theatre and store purposes.

6-25-BZ.

APPLICANT—Auguste W. Gahrman, owner.

REMISES—East side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

O PERMIT partly in a business district and partly in a residence district the maintenance of a gasoline service station.

26-BZ.

APPLICANT—Philip J. Sinnott, for August W. Schmidt, Jr., owner.

REMISES—4919-4935 Kings Highway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

O PERMIT in a business district the erection and maintenance of a gasoline service station.

## APRIL 27, 1926, 10 A. M.

### Appeals from Administrative Orders.

9-26-A—111-117 East Houston street and 229 Chrystie street, Manhattan.

4-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan:

4-25-A—87-93 Columbia street, Brooklyn.

2-25-A—280 Broadway, West New Brighton, Richmond.

7-25-A—2227 Webster avenue, The Bronx.

3-26-A—1512 Plimpton avenue, The Bronx.

6-26-A—West side of Van Brunt street, 58 ft. 2 in. south of Harrison street (Warehouse No. 137), Brooklyn.

2-26-A—East side of Pearson street, 280 ft. north of Creek street, Long Island City, Borough of Queens.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, April 27, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

NO. 845-25-BZ—Application, August 19, 1925, under sections 7-c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

NO. 1120-25-BZ—Application, October 29, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Folpad Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

NO. 38-26-BZ—Application, January 15, 1926, under sections 7e and 7c of the building zone

resolution, of John J. Dunnigan, applicant, on behalf of Alfred B. Maclay, owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2044-2086 Webster avenue, The Bronx.

CAL. NO. 1134-25-BZ—Application, March 30, 1926, under section 7g of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Morris Levine, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board under section 7e); premises 861-863 Park avenue, Brooklyn.

CAL. NO. 155-26-BZ—Application, February 25, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Minnie Peck and Dr. Edward J. Smith, owners, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2339-2357 Bedford avenue, southeast corner of Tilden avenue, Brooklyn.

CAL. NO. 907-25-BZ—Application, September 11, 1925, under sections 7e, 7c and 21 of the building zone resolution, of George M. McCabe, applicant, on behalf of Elena E. Goodale, Lina Ettlinger and Pauline H. Drew, owners, to permit partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Ogden avenue, 75 ft. north of West 166th street, The Bronx.

CAL. NO. 1123-25-BZ—Application, October 29, 1925, under section 7c of the building zone resolution, of Joseph Paroscandola, applicant and owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 292-294 Court street, Brooklyn.

CAL. NO. 1233-25-BZ—Application, December 2, 1925, under section 21 of the building zone resolution, of James L. McDonald, applicant, on behalf of John McDonald, Jr., owner, to permit in a residence district the erection and maintenance of a gasoline selling station; premises 224 Brighton avenue, Tottenville, Richmond.

CAL. NO. 1267-25-BZ—Application, December 9, 1925, under section 7e of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of Louis Kramer, owner, to permit in a business district the alteration and change of occupancy of a building, formerly used as a stable, to a garage for the storage of more than five (5) motor vehicles; premises 308 West 124th street and 266-272 St. Nicholas avenue, Manhattan.

CAL. NO. 1319-25-BZ—Application, December 19, 1925, under section 7a of the building zone resolu-



# CALENDAR

tion, of Louis F. Waillant, applicant, on behalf of Antonio Carrano, owner, to permit in a business district the alteration, extension and enlargement of a building used as a junk shop and the storage of rags and paper; premises 47-49 Kingsland avenue, southwest corner of Withers street, Brooklyn.

CAL. NO. 1323-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Marie Bausmann, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 4621 Proctor street, Glendale, Borough of Queens.

CAL. NO. 20-26-BZ—Application, January 7, 1926, under sections 7g and 21 of the building zone resolution, of Walter B. Wills, architect, on behalf of Frank Hartman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1219-1223 Putnam avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## APRIL 27, 1926, 2 P. M.

### *Petitions for Variations.*

- 18-24-S—14-16 East 38th street, Manhattan.
- 1090-25-S—16 West 45th street, Manhattan.
- 918-25-S—30-32 East 21st street, Manhattan.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 1121-25-S—130-132 West 25th street, Manhattan.
- 654-25-S—539 Schenck avenue, Brooklyn.
- 871-25-S—241 Wythe avenue, Brooklyn.
- 1037-25-S—235 West 27th street, Manhattan.
- 1124-25-S—2350 Linden street, Ridgewood, Borough of Queens.
- 1170-25-S—2515 Amsterdam avenue, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 1251-25-S—356-360 West 36th street, Manhattan.
- 1252-25-S—359-363 West 36th street, Manhattan.
- 1258-25-S—571-583 Eighth avenue, Manhattan.
- 1271-25-S—209 West 48th street and 1599 Broadway, Manhattan.
- 1325-25-S—240-244 West 41st street, Manhattan.
- 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.
- 786-25-S—247 West 38th street, Manhattan.
- 1261-25-S—341-343 West 38th street, Manhattan.
- 1293-25-S—625-627 Sixth avenue, Manhattan.
- 1332-25-S—117-121 Prince street, Manhattan.
- 1333-25-S—469-471 Broome street, Manhattan.
- 1347-25-S—233-235 West 35th street, Manhattan.
- 11-26-S—8½-12 Jones street, Manhattan.
- 14-26-S—23 West 32nd street, Manhattan.
- 22-26-S—529-531 West 46th street, Manhattan.
- 994-25-S—2517 Atlantic avenue, Brooklyn.
- 1230-25-S—424 Broome street, Manhattan.

- 1287-25-S—74 St. Edwards street, Brooklyn.
- 1340-25-S—47 Stewart avenue, Brooklyn.
- 44-26-S—136-154 Varick street, 247-255 Spring street and 32-40 Van Dam street, Manhattan.

### *Appliances Submitted for Approval.*

- 1346-25-SA—Palmer Gravity Lock, approval of.
- 1193-25-SA—Paramount Fuel Oil Burner, approval of.
- 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.

## CALL OF CLERK'S CALENDAR. TUESDAY, MAY 4, 1926, AT 2 P. M.

### *Building Zone Cases.*

1265-25-BZ.

APPLICANT—Philip J. Sinnott, for Louis M. B. owner.

PREMISES—458 Utica avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

94-26-BZ.

APPLICANT—William F. Doyle, for Sobol Brothers owners.

PREMISES—Southwest corner of East 149th street and Prospect avenue, The Bronx.

APPLICATION, under sections 21 and 7a of the building zone resolution,

TO PERMIT in a business district the extension and enlargement of an existing gasoline service station.

95-26-BZ.

APPLICANT—William F. Doyle, for Sobol Brothers owners.

PREMISES—Southeast corner of East 168th street and Jerome avenue, The Bronx.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the extension and enlargement of an existing gasoline service station.

107-26-BZ.

APPLICANT—William F. Doyle, for Harry Pivnick Construction Co., owner.

PREMISES—1009-1015 Liberty avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a portion of a building from a conforming to a public garage use.

134-26-BZ.

APPLICANT—John DeHart, for Rachael Kantrowitz, Louis Kantrowitz, owners.

PREMISES—871 East 175th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the conversion of occupancy of first floor from residence to a public use.

214-26-BZ.

APPLICANT—John T. Dooling, for Ralph & Max Dooling, owners.

PREMISES—West side of Barretto street, 100 feet of Oak Point avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,



# CALENDAR

NO PERMIT in a business district the erection and maintenance of a building for use and occupancy as an iron work shop.

9-23-BZ.

APPLICANT—Joseph J. Dalmases, for Conrad DiChristina, owner.

REMISES—733-735 East 235th street, The Bronx.

APPLICATION, under section 7g of the building zone resolution,

NO PERMIT in a residence district the maintenance of a garage for the storage of four (4) motor vehicles; three spaces rented to persons not residing on the premises (previously granted by the board for a temporary period).

**MAY 4, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

3-25-A—405-409 West 13th street, Manhattan.

3-25-A—1078 Willoughby avenue, Brooklyn.

1-1-25-A—626-630 West 44th street, Manhattan.

5-26-A—Northwest corner of Jamaica avenue and 256th street, Floral Park, Borough of Queens.

3-26-A—291-293 Adams street, Brooklyn.

3-26-A—16-18 West 3rd street, Manhattan.

6-26-A—546 West 252nd street, The Bronx.

2-26-A—45-55 Mills street, Astoria, Borough of Queens.

2-26-A—1564 Bryant avenue, The Bronx.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 4, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1313-25-BZ—Application, December 17, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Held, Inc., owner, to permit in a residence district the alteration and extension of a business building; premises 1564 Bryant avenue, southeast corner of East 173rd street, The Bronx.

CAL. NO. 1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 1128-25-BZ—Application, November 4, 1925, under section 21 of the building zone resolution, of Croker National Fire Preven-

tion Engineering Co., applicant, on behalf of Charles Bennett, owner, to permit in a residence district the erection of a proposed extension to an existing garage for the storage of more than five (5) motor vehicles; premises 469-493 Fenimore street, Brooklyn.

CAL. NO. 1328-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 107-108 First Avenue Corporation, owner, to permit in a business district the maintenance of a junk shop and also a blacksmith shop occupancy of an existing building; premises 324-328 East 108th street, Manhattan.

CAL. NO. 34-26-BZ—Application, January 13, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Emerson Stidd, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises north side of Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens.

CAL. NO. 1144-25-BZ—Application, November 6, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Manbro Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side of Kings highway, 338 ft. 6 in. south of Foster avenue, Brooklyn.

CAL. NO. 1253-25-BZ—Application, December 4, 1925, under section 7g of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Bronx Heights Development Corp., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five (5) horses, for use in connection with a riding academy; premises 2131-2149 White Plains avenue, northwest corner of Lydig avenue, The Bronx.

CAL. NO. 1350-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of Rosemont Holding Corp., owner, to permit in a residence district the alteration and use for stores of the first story of an existing tenement house; premises 2262 Valentine avenue, southeast corner of East 183rd street, The Bronx.

CAL. NO. 51-26-BZ—Application, January 21, 1926, under section 21 of the building zone resolution, of Luetzow and Reeves, applicants and lessees, John Kaminski, owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 745 Richmond avenue, Port Richmond, Richmond.

WILLIAM E. WALSH, *Chairman.*

**MAY 4, 1926, 2 P. M.**

*Appeals from Administrative Orders.*

12-26-A—239 Nostrand avenue, Brooklyn.

1217-25-A—456 Hamilton avenue, Brooklyn.



# CALENDAR

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

1254-25-A—Certificate of approval for combustible mixture (Flit).

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 4, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 125-26-BZ—Application, February 13, 1926, under sections 7c and 21 of the building zone resolution, of Joseph Burke, applicant, on behalf of New York Evening Journal, Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises 301-305 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 1169-25-BZ—Application, November 12, 1925, under section 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of James S. Schacht, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

CAL. NO. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 2101-2121 Church avenue, northeast corner of Kenmore place, Brooklyn.

CAL. NO. 771-25-BZ—Application, July 25, 1925, under section 21 of the building zone resolution, of William H. Kehoe, applicant, on behalf of Independent Milk and Cream Corp., lessee, to permit in a business district the use of an existing building as a milk dairy or bottling establishment; premises 325 East 152nd street, The Bronx.

CAL. NO. 926-25-BZ—Application, September 11, 1925, under section 7e of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Frederick Semken, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2230-2254 Cropsey avenue, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, behalf of Carollo Brothers, owners, permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Astor avenue, Long Island City, Borough of Queens.

CAL. NO. 820-25-BZ—Application, March 9, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (opened March 9th for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

CAL. NO. 1213-25-BZ—Application, March 23, 1926, under sections 7b and 7c of the building zone resolution, of Morris L. Kaufman, architect, on behalf of Isidore L. Nikoff, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building (previously withdrawn); premises 4001-4011 First tenth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman*

MAY 11, 1926, 10 A. M.

## Appeals from Administrative Orders.

263-26-A—East side of Zerega avenue, 236.15 ft. south of Quimby avenue, The Bronx.

53-26-A—Foot of Van Dyke street (Warehouse No. 327), Brooklyn.

890-25-A—25 Frankfort street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

1300-25-A—Southeast corner of Skillman avenue and Son street, Long Island City, Borough of Queens.

30-26-A—3150 Kingsbridge terrace, The Bronx.

59-26-A—South side of Maspeth avenue, 191.99 ft. west of Clermont avenue, Maspeth, Borough of Queens.

1173-25-A—Southeast corner of 94th avenue and street, Woodhaven, Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 11, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 68-26-BZ—Application, January 26, 1926, under sections 7b, 7c and 7e of the building zone resolution, of John J. Durkin, applicant, on behalf of Sumog Corp., owner, to permit in a residence district, also partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# CALENDAR

(5) motor vehicles, and also the omission of a rear yard as required under section 17 of the zone resolution; premises 1071 Ogden avenue, The Bronx.

no. 25-26-BZ—Application, January 9, 1926, under section 7c of the building zone resolution, of Magnuson and Kleinert, architects and engineers, on behalf of Squilacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**MAY 11, 1926, 2 P. M.**

## *Petitions for Variations.*

- 20-25-S—254-258 35th street, Manhattan.
- 20-25-S—319-321 East 53rd street, Manhattan.
- 23-25-S—385 Madison avenue, Manhattan.
- 24-25-S—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens.
- 24-26-S—Foot of Van Dyke street (Warehouse No. 326 and 327), Brooklyn.
- 24-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.
- 24-25-S—42 West 28th street, Manhattan.
- 24-26-S—209-211 East 37th street, Manhattan.
- 29-25-S—34 East 28th street, Manhattan.
- 29-25-S—72-74 West 125th street, Manhattan.
- 29-25-S—228-238 East 44th street, Manhattan.
- 29-25-S—2082 Third avenue, Manhattan.
- 29-25-S—408-410 Broadway, Manhattan.
- 29-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.
- 29-25-S—449 Union street, Brooklyn.
- 29-25-S—222-224 West 37th street, Manhattan.
- 29-26-S—47 East Houston street, Manhattan.

## *Appliances Submitted for Approval.*

- 26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.
- 26-SA—Signal Standpipe Alarm Panel, approval of.

**MAY 18, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

- 26-A—30-02 to 30-20 48th avenue and 48-02 to 48-26 30th place, Long Island City, Borough of Queens.
- 26-A—450 West 22nd street, Manhattan.
- 26-A—109-111 Montgomery street, Brooklyn.
- 26-A—161 West 34th street, Manhattan.
- 26-A—288-292 Flatbush avenue, Brooklyn.
- 26-A—9523 Shore road, Brooklyn.
- 26-A—322-332 West 52nd street, Manhattan.
- 26-A—116 Central Park South, Manhattan.
- 26-A—109 East 38th street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 18, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 36-26-BZ—Application, January 14, 1926, under section 21 of the building zone resolution, of Apollo Building Corp., applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 809-823 Avenue Q, northwest corner of East 9th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**MAY 25, 1926, 2 P. M.**

## *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## *Petitions for Variations.*

- 1191-25-S—299 Wallabout street, Brooklyn.
- 1237-25-S—153-159 West 27th street, Manhattan.
- 16-26-S—561-565 Seventh avenue and 149 West 40th street, Manhattan.
- 45-26-S—618-620 Fifth avenue and 2 West 50th street, Manhattan.
- 67-26-S—127-133 West 26th street, Manhattan.
- 1306-25-S—108 Grand street, Manhattan.
- 50-26-S—9 East 47th street, Manhattan.
- 58-26-S—6-8 West 22nd street, Manhattan.
- 74-26-S—35-37 West 3rd street, Manhattan.
- 87-26-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.
- 90-26-S—345-351 West 35th street, Manhattan.
- 106-26-S—29 Mangin street, Manhattan.
- 114-26-S—63-67 Prince street, Manhattan.
- 126-26-S—352 Seventh avenue, Manhattan.
- 132-26-S—76-86 Ninth avenue, Brooklyn.
- 78-26-S—24 Union square east, Manhattan.

## *Appliances Submitted for Approval.*

- 1151-26-SA—Florence Garage Heater, approval of.
- 111-26-SA—Gem Fuel Oil Burner, approval of.
- 113-26-SA—Orr Fuel Oil Burner, approval of.

**JUNE 8, 1926, 2 P. M.**

## *Appliances Submitted for Approval.*

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, APRIL 20, 1926.

Present: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, April 13, 1926, were approved as printed in the Bulletin, No. 16, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

29-26-A.

APPELLANT—Morris Schwartz, for Shea Theatre Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to April 27, 1926, at 10 a. m., for final disposition.

115-23-A.

APPELLANT—Geo. M. Curtis, Jr., for B. & M. Realty Co., owners.

SUBJECT—Application for reopening—modification of resolution (re: appeal from orders of fire commissioner).

PREMISES AFFECTED—103-111 Humboldt street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 27, 1926, at 10 a. m.

841-25-A.

APPELLANT—Samuel Rosenblum, for Frederick Hussey Realty Co., owner.

SUBJECT—Application for reopening—modification of resolution (re: appeal from decision of fire commissioner).

PREMISES AFFECTED—449-459 7th avenue, 163-167 West 34th street and 160-166 West 35th street, Manhattan.

APPEARANCES—

For Appellant: S. Rosenblum.

ACTION OF BOARD—Laid over to today's afternoon session.

61-26-A.

APPELLANT—Surface Combustion Company, for Alloys and Products, Inc., lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Northeast corner of Oak Point avenue and Barry street, The Bronx.

APPEARANCES—

For Appellant: Raymond S. Wile.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

5

Negative .....

0

Absent .....

0

THE RESOLUTION:

(61-26-A)

WHEREAS, Surface Combustion Company, for Haffen Realty Company, owner, filed, January 23, 1926, an appeal from a decision of the fire commissioner, affecting premises on the northeast corner of Oak Point avenue at intersection of Barry street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated January 30, 1926, reads:

"33. Burner must be of a type approved by the Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, one story (42 ft.) height, 96 ft. by 112 ft. in area; OCCUPIED as a foundry; 25 persons; a fuel oil burning system having been installed using the Surface Combustion Company fuel oil burner and

WHEREAS, the appellant contends that the fuel oil installation conforms in all respects to the requirements of the fire commissioner, except as to the burner; that the burner is now before the board under Calendar No. 92-23-SA, he requests a temporary permit pending the approval of the burner.

Resolved, that the decision of the fire commissioner and it hereby is modified, and the appeal be and it hereby granted on condition that the use of this burner on the premises shall be restricted to annealing furnaces for industrial operation; that the fuel oil burning equipment shall be installed in accordance with the fuel oil rules in all respects; that the building shall be not increased in height, area or dimension; and that the use and operation of the premises shall be restricted to metal melting foundry.

173-26-A.

APPELLANT—Louis A. Sheinart, for Harry Scharf, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—331-333 Bowery, Manhattan.

APPEARANCES—

For Appellant: Louis A. Sheinart.

For Administration: Engineer Inspector Anderson McPhee of bureau of buildings.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(173-26-A)

WHEREAS, Louis A. Sheinart, for Harry Scharf, owner, filed, March 1, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 331-333 Bowery, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered February 25, 1926 (Alt. Applic. No. 328-26) reads:

"1. Building should be fireproof—Section 72 of Building Code.

"2. Exit facilities should comply with Article 20. Provide two means of exit.

"3. Area of building must not exceed provision of Section 1315—Chapter 19 of N. Y. Charter. Comply with all provisions of said Chapter.";

and

WHEREAS, the building is non-fireproof, five stories in height, 47 ft. 7 in. of street frontage, 53 ft. width at rear, 100 ft., also 99 ft. 7 in., irregular in dimensions; 1st story; occupying about 89 per cent of the lot; 2nd and 3rd stories and 86 per cent at the 4th and 5th stories. OCCUPIED: 1st story, stores; factory use; 2nd and 3rd stories above the 1st story; EQUIPPED with a fuel oil system and also a sprinkler system in the cellar. ELEVATOR: An interior wooden stair extending from 1st story to 5th story, enclosed in fire retarding partitions, with fireproof



# MINUTES

openings; a 60 degree fire escape on the front of the building, having fireproof openings along the course thereof, extending from top story to 2nd story, and counterbalanced stairs to sidewalk; and

WHEREAS, the appellant proposes to cover all ceilings above 1st story with 1/2 in. plaster boards, also with No. 26 gauge metal; install an approved standpipe system, and to change the use of all upper stories from factory to lodging house purposes; 2nd story, 50 persons, 3rd, 4th and 5th stories, 75 persons on each story; and

WHEREAS, the appellant contends that there is a ceme-ry adjacent to the rear of the premises in question, which ensures permanent light and ventilation, also that the exits are adequate.

Resolved, that the decision of the superintendent of build-ings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the 1st story and cellar shall be provided with wet sprinkler system, supplied in direct connection with city main; that an interior fire alarm system shall be installed with direct central office connection; that an approved standpipe system shall be in-alled within the stair enclosure; that the stairhall enclo-e throughout shall be constructed of fire-resisting parti-ns, in accordance with the rules of the board of standards and appeals, with fireproof self-closing doors at all open-ings; that the stairhall enclosure throughout shall be fire-arded with double-coating cement mortar on "V" ribbed e lath, with a 1 in. air space between first and second ts; that the ceilings of the building throughout shall be -retarded in accordance with the rules of the board of dards and appeals; that the ceiling throughout the 1st y and cellar shall be provided with a double thickness plaster boards, covered with metal, in accordance with rules of the board of standards and appeals; that a fire pe shall be provided at the front and rear of building; a counterbalanced drop ladder in guides shall be pro-d at each end from lowest balcony of rear fire escape, egress to the adjoining open land at the rear; that the t fire escape shall be provided with counterbalanced s; that there shall be no combustible or inflammable oc-ncy stored or maintained in the cellar or 1st story; that atchman service shall be installed and maintained; that ccupancy of the structure shall be limited to the legal city of the interior stairs; that all permits required shall btained and all work completed before occupancy of ling is permitted.

-25-A.

PELLANT—David E. Kennedy, Inc., lessee.  
BJECT—Appeal from order of fire commissioner.  
MISES AFFECTED—56-78 2nd avenue, Brook-lyn.

PEARANCES—

For Appellant: George L. Donnellan.  
For Administration: Inspector Maher of fire department.

ION OF BOARD—Appeal granted on condition.  
DITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commission-ers Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

IE RESOLUTION:

(1218-25-A)

EREAS, David E. Kennedy, Inc., for American Manu-ing Company, owner, filed, November 23, 1925, an ap-rom an order of the fire commissioner, affecting prem-5 to 78 Second avenue, Borough of Brooklyn; and

EREAS, the order of the fire commissioner, dated Sep-1, 1925 (Order No. 84098-F), reads:

"1. Install a standpipe system with risers 4 inches diameter tested to withstand a pressure of 300 lbs.

per square inch, extending from cellar to roof, with necessary check valves and 2 1/2 inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclo-sure. Each outlet to be provided with sufficient feet of 2 1/2 inch standard hose attached thereto.

"Such standpipe shall be kept constantly filled with water by means of an approved tank or pump supply and be ready for use at all times.";

and

WHEREAS, the building is non-fireproof, the central por-tion being one clerestory (30 ft.) in height, and the north and south portions being two stories (29 ft.) in height; 302 ft. by 94 ft. (approximately 28,000 sq. ft.) in area; subdivided into three subareas by brick walls with auto-matic fire doors at openings; the machine room being ap-proximately 10,800 sq. ft. in area, and the packing and ship-ping subarea being approximately 6,400 sq. ft. in area. OC-CUPIED: Cutting, packing and shipping of cork and rub-ber tile, approximately 50 persons in the entire premises; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system, supplied from two gravity tanks; that the building is equipped with a standpipe system, hav-ing 27 outlets varying from 1 in. to 1 1/2 in. in size; that the premises are low in height, accessible on all sides, and that there are nine city fire hydrants in the immediate vicinity.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the floor area as now subdivided be not changed; that the building be not increased in area, height or dimension; that the existing sprinkler system shall be maintained in good working order; and *granted* so long as the entire premises shall remain in single operation.

1330-25-A.

APPELLANT—Bernard Salouch, for Congregation Shomrei Shaboth of Borough Park, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1420 50th street, Brooklyn.

APPEARANCES—

For Appellant: Mark Frackman.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-ers Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1330-25-A)

WHEREAS, Bernard Salouch, for Congregation Shomrei Shaboth of Borough Park, owner, filed, December 22, 1925, an appeal from a decision of the superintendent of build-ings, affecting premises 1420 50th street, Borough of Brook-lyn; and

WHEREAS, the decision of the superintendent of buildings, rendered December 10, 1925, reads:

"Proposition denied as contrary to Section 91 of Code.

"Frame building located within the suburban limits, first floor of which was illegally converted from resi-dence to Public Assembly.";

and

WHEREAS, the building is frame, two stories and attic in height, 25 ft. by 50 ft. in area. OCCUPIED: 1st story, synagogue, 75 persons; 2nd story, residence of sexton; and

WHEREAS, appellant contends that the first story of the building is and has been used for over ten years as a He-brew Sabbath school and synagogue and has filed four affi-davits to this effect, and contends, further, that the prem-ises are amply provided with exits.



# MINUTES

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the ceiling of the cellar story shall be fire-retarded; that the stair enclosure from the cellar to 1st story shall be enclosed in fire-retarded partitions; that a self-closing fireproof door shall be provided at the cellar and 1st story level; that an additional exterior door with stairs shall be provided from the 1st story on the westerly side of building to the yard level; that the congregational occupancy shall be limited to 1st story and shall not exceed 75 persons; the 2nd story to be restricted to dwelling occupancy.

1336-25-A.

APPELLANT—The Tintograph Co., lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—297 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: Joseph F. Grever.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(1336-25-A)

WHEREAS, Joseph F. Grever, president of the Tintograph Company, lessee, filed, December 23, 1925, an appeal from an order of the fire commissioner, affecting premises 297 Fulton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 17, 1925 (Order No. 98809-LC), reads:

"1. Provide fireproof walls, floor and ceiling on drying rooms on 4th story. Sec. 10, Chapter 10, C. of O.

"6. Provide an exhaust ventilating system for all lacquer solution drying rooms on 4th story. Sec. 10, Ch. 10, C. of O.";

and

WHEREAS, the building is non-fireproof, four stories in height at front and three stories in height at rear, 26 ft. by 115 ft. in area. OCCUPIED: 1st story, furniture store; 2nd story, photograph studio, 4 persons; 3rd and 4th stories, occupied by appellant for tinting photographs, 7 persons; and

WHEREAS, appellant contends, having occupied these premises for twenty years, that the process consists of pouring a solution on a glass plate and then placing plate in a rack in the evaporating room; that no gas heat or flame is used in the drying process; that the fumes are carried from this room by patented vents in the roof leading to the open air; and, in regard to Item 6, contends that a more rapid method of drying would militate against the successful operation of the process, and that the existing system of ventilation is successful and that none of the fumes get into the work rooms.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the top story, *on condition* that the evaporating rooms shall be equipped with louver skylight in ceiling; that the evaporating rooms partition shall be covered with plaster board on both sides; and that a self-closing metal-covered door shall be provided at each opening.

43-26-A.

APPELLANT—Jno. B. Snook Sons, for Farmers Loan & Trust Co., trustee.  
SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—167-169 Wooster street, Manhattan.

APPEARANCES—None.

For Appellant: John W. Boylston.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	2
Absent .....	0

THE RESOLUTION:

(43-26-A)

WHEREAS, John B. Snook Sons, for Estate of David I. Einstein, owner, filed, January 19, 1926, an appeal from an order of the fire commissioner, affecting premises No. 167-169 Wooster street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 29, 1926, reads:

"Provide a separate and distinct system of automatic sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1911 as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, six stories in height, 49 ft. by 97 ft. in area at 1st story and 49 ft. by 87 ft. in area above. OCCUPIED: Cellar, paper storage, 2 persons; 1st floor, manufacturing paper boxes, 2 persons; 2nd floor, manufacturing paper boxes, 8 persons; 3rd floor, manufacturing leather floor mats, 3 persons; 4th floor, manufacturing dolls, 3 persons; 5th floor, manufacturing dolls, 3 persons; 6th floor, vacant at present; and

WHEREAS, appellant contends that the building is amply provided with exits; that the premises is equipped with a gas shut-off valve, a fire alarm signal system and a thermostat fire alarm system with central office connections; that there is installed in the cellar a "Conran" sprinkler system with siamese at sidewalk, and proposes to provide two 10-gal. chemical fire extinguishers on each story.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

207-26-A.

APPELLANT—Tremley Oil Company, owner.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—19 Division street, Borough of Queens.

APPEARANCES—

For Appellant: Walter W. Schlegel.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle and Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION:

(207-26-A)

WHEREAS, Tremley Oil Company, owner, filed, March 1926, an appeal from a decision of the fire commissioner affecting premises No. 19 Division street, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated October 15, 1925, reads:

"1. Tanks must be buried 2 feet below grade and encased in 12 in. of stone concrete.

"2. Tanks must be designed to withstand 2



# MINUTES

pressure with a factor of safety of 5. Show details  
"3. Show pipe lines, etc., to and from tanks.";

WHEREAS, the premises consist of a large plot of ground, 25 ft. 9 in. by 203 ft. 9 in., containing a one-story brick tank house and office, a filling house, a one-story hollow tile garage and six underground gasoline storage tanks, each 8 ft. by 30 ft.; OCCUPIED as a gasoline storage and filling station; and

WHEREAS, the appellant proposes to erect two cylindrical tanks with convexed heads 10 ft. in diameter, each 10,000 gallons capacity, elevated 10 ft. above the ground on truss work, for the storage of lubricating oil; and

WHEREAS, the appellant contends that the lubricating oil to be stored has a flash point of not less than 380 Fahrenheit; at Items 2 and 3 of the fire commissioner's decision will be complied with.

Resolved, that the decision of the fire commissioner be and hereby is affirmed, and the appeal be and it hereby is denied.

## BUILDING ZONE CASES.

69-25-BZ.

APPLICANT—Ferdinand Savigano, for James S. Schacht, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ferdinand Savigano and A. A. Bertini.

For Opposition: R. W. Bristol.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., to submit further proof from building department.

6-25-BZ.

APPLICANT—Eugene De Rosa, for Flatbush Associates, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre.

PREMISES AFFECTED—2101-2121 Church avenue, Brooklyn.

APPEARANCES—

For Applicant: F. H. White.

For Opposition: A. R. Kellegrew and Henry E. Heistad.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of applicant's representative.

25-BZ.

APPLICANT—William H. Kehoe, for Independent Milk & Cream Corp., lessee.

SUBJECT—Application (re: decision of health commissioner), under section 21 of the building zone resolution, to permit in a business district the use of an existing building as a milk dairy or bottling establishment.

PREMISES AFFECTED—325 East 152nd street, The Bronx.

APPEARANCES—

For Applicant: Barney Guntmacher.

For Opposition: R. Nebbia and Sebastiano La Rosa.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of applicant's representative.

926-25-BZ.

APPLICANT—Crolier National Fire Prevention Engineering Co., for Frederick Semken, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2230-2254 Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Two persons—names not given.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 7c of the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre and store building (previously denied).

PREMISES AFFECTED—4001-4011 14th avenue, Brooklyn.

APPEARANCES—

For Applicant: Morris L. Kaufman.

For Opposition: None.

ACTION OF BOARD—Laid over to today's afternoon session.

496-25-BZ.

APPLICANT—Henry Nordheim, for William Held, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—737-741 Huntspoint avenue, The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Sidney Levine, Felix A. Muldoon, Herman Bromberg, Jacob Levinson, David Volk, Dr. Gettenberg and Isaac Gonapol.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle and Chief Kenton ..... 5

Absent ..... 0

THE RESOLUTION:

(496-25-BZ)

WHEREAS, Henry Nordheim, for William Held, owner, filed, May 11, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 737-741 Huntspoint avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Huntspoint avenue and Faile street are in business districts, and that Coster street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 2, 1925, reads:



# MINUTES

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, it was stated and admitted at the public hearing by the applicant that the purported owner of the premises under appeal for whom he appeared is not the owner in fact nor of record, and the board therefore deemed that applicant is not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

64-26-BZ.

APPLICANT—William F. Doyle, for Vincent Valentine, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit on a portion of a street between two intersecting streets in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—540-550 West 58th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

.....	5
Negative	0
Absent	0

THE RESOLUTION:

(64-26-BZ)

WHEREAS, William F. Doyle, for Vincent Valentine, owner, filed, January 25, 1926, an application, under the building zone resolution, to permit on a portion of a street between two intersecting streets, in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 540-550 West 58th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 58th street and West 57th street are in unrestricted districts, and that Tenth avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 23, 1925, reads:

"No. 3. Garage may not be erected on any portion of a street between two intersecting streets, in which portion there exists an exit from an entrance to a public school (Art. 5 of Building Zone Resolution)."; and

WHEREAS, the proposed building is of fireproof construction, six stories in height, with a frontage of 150 ft. and a depth at 1st and 2nd stories 100 ft. 5 in., 90 ft. 5 in. above; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, it appears that the building is located more than 520 ft. from any entrance to or exit from the school; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted to permit a garage for the use, occupancy and operation of an automobile manufacturer's agency and distributing station, on condition that no part of structure will be conducted or operated as a public garage; that there shall be not more than one tank for gasoline storage, not exceeding 550 gallons, which shall be located at the extreme westerly end of the structure at the street front; that no public gasoline selling station shall be conducted or maintained on the premises; that the entire structure shall be constructed fireproof; that the requirements of the building zone resolution shall be complied with in all other respects; that all necessary permits and approvals of plans shall be obtained within nine months and the building completed within eighteen months from the date of the action.

65-26-BZ.

APPLICANT—William F. Doyle, for Sobol Brothers, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the alteration and extension of a gasoline service station.

PREMISES AFFECTED—1313 Fifth avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Sanford Levy, Raphael Dav and Leo Rosenberg.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

.....	5
Negative	0
Absent	0

THE RESOLUTION:

(65-26-BZ)

WHEREAS, William F. Doyle, for Sobol Brothers, owner, filed, January 25, 1926, an application, under the building zone resolution, to permit in a business district the alteration and extension of a gasoline service station; premises 1313 Fifth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue, East 110th street and East 111th street are all in both business and residential districts; and

WHEREAS, the decision of the fire commissioner, rendered April 14, 1926, reads:

"The installation of additional gasoline pumps in business district when the area has been extended shall not be permitted. Appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consists of a plot of ground which is located a gasoline selling station, a store building and building occupied as individual garages; it is proposed to remove the stores and relocate the gasoline pumps;

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district



# MINUTES

regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as the existing area of the premises is concerned, *on condition* that additional gasoline storage or gas pumps in excess of any permit now in force be installed on the premises; that any permits required shall be obtained within ninety days and the work completed within six months.

157-26-BZ.

APPLICANT—Sloan & Robertson, for 551 Fifth Avenue Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a 1¼ times height district and partly in a 2 times height district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution.

PREMISES AFFECTED—547-551 Fifth avenue and 3-7 East 45th street, Manhattan.

APPEARANCES—

For Applicant: John Sloan and John Neville Boyle.

For Opposition: Carl H. Fowler, George M. Boynton, Charles M. Noble and James A. McCarthy.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(157-26-BZ)

WHEREAS, Sloan & Robertson, for 551 Fifth Avenue Corporation, owner, filed, February 25, 1926, an application, under the building zone resolution, to permit partly in a 1¼ times height district and partly in a 2 times height district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution; premises 547-549 Fifth avenue and 3-5-7 East 45th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting,

April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the east side of Fifth avenue to a point 100 ft. east of Fifth avenue is in a 1¼ times height district, and that both East 45th street and East 46th street are in 2 times height districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 8, 1926, reads:

"2. The proposed height of the building exceeds the height limits imposed by the Building Zone Resolution. Art. 3, Sec. 8. The proposed height of the building is excessive on both street fronts.";

and

WHEREAS, the proposed building is to be of fireproof construction, 36 stories (416 ft. 7 in.) in height, with a frontage of 78 ft. 5 in. on Fifth avenue and a depth of 200 ft. on East 45th street; to be occupied as stores, banking room and offices; it is proposed to erect both street walls 125 ft. in height and to set back the 45th street front a total distance of 26 ft. 2 in. instead of 34 ft. and to erect walls above without required setbacks as shown on plans filed; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the height district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building be erected, as indicated on plans filed in this case, except as modified by this resolution, with a setback as indicated, from Fifth avenue building line to face of tower at 20th story, 125 ft. above curb level, for a depth of not less than 34 ft.; that the main structure as now proposed and indicated setback to the east of the tower shall not be built above the roof of the 27th story, and any part of the structure above that level shall be restricted to the requirements of the zoning regulations permitted for tower construction; that all permits necessary for the prosecution of the work shall be obtained within nine months and that the construction will be forwarded without unnecessary suspension of work or delay.

Adjourned 2 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, APRIL 20, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon.

### APPEALS FROM ADMINISTRATIVE ORDERS.

1111-25-A.

APPELLANT—Standard Oil Company of New Jersey.

SUBJECT—Appeal from decision of fire commissioner. Certificate of approval for combustible mixture—"Flit."

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m.

1199-25-A.

APPELLANT—Warren Brothers Co., for City of New York, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES—456 Hamilton avenue, Brooklyn.

### APPEARANCES—

For Appellant: Otto Claussner.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of borough president's office, Brooklyn.

1111-25-A.

APPELLANT—Industrial Automatic Sprinkler Co., for Abraham & Strauss, owners.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—50-58 Boerum place and 209-233 State street, Brooklyn.

APPEARANCES—

For Appellant: John H. McCooey, Jr.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of appellant's representative.

1199-25-A.

APPELLANT—Edward P. Doyle, for Court House Building Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.



# MINUTES

PREMISES AFFECTED—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on written request.

841-25-A.

APPELLANT—Samuel Rosenblum, for Frederick Hussey Realty Co., owner.

SUBJECT—Application for reopening—modification of resolution (re: appeal from decision of fire commissioner).

PREMISES AFFECTED—449-459 Seventh avenue, 163-167 West 34th street and 160-166 West 35th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to April 27, 1926, 10 a. m.

742-25-A.

APPELLANT—Cass Gilbert, Inc., for New York Life Insurance Company, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—Block bounded by 26th to 27th streets and Fourth to Madison avenues, Manhattan.

APPEARANCES—

For Appellant: J. N. Matteossian.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(742-25-A)

WHEREAS, Cass Gilbert, Inc., for New York Life Insurance Co., owner, filed, July 24, 1925, an appeal from a decision of the superintendent of buildings, affecting premises on the block bounded by 26th to 27th streets, from Fourth to Madison avenues, Manhattan; and

WHEREAS, the decision of the superintendent of buildings, App. No. 295-1924, rendered June 30, 1925, reads:

"10. Not more than two elevators may be placed in any one shaft. Section 373, Par. 13."

and

WHEREAS, the proposed building is fireproof, 23 stories in height, 184 ft. by 388 ft.; OCCUPIED by offices, about 350 persons on each story; and

WHEREAS, plans and application, in part, proposing 12 separate shafts, each shaft to contain three elevators in common, were submitted to and disapproved by the superintendent of buildings; and

WHEREAS, this appeal was denied by the board November 10, 1925; reopened by the board March 9, 1926; and

WHEREAS, the appellant now contends that each car will have a side emergency exit door, leading to adjacent car, in addition to the top exits; that the efficiency of a single elevator operating in a shaft would be greatly reduced, in case of fire, smoke, panic or accident; that it is possible to install two elevators in each shaft by increasing the size of the car, but this would not give the efficient service demanded in a building of this magnitude.

Resolved, that the decision of the superintendent of buildings be and it hereby is modified, and the appeal be and it hereby is granted on condition that the elevators in any individual shaft shall be limited to three passenger cars, and that the elevator rules shall be complied with in all other respects.

23-26-A.

APPELLANT—Samuel Rosenblum, for Neivel Realty Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—West side of Van Alst avenue 238 ft. south of South Jane street, Long Island City Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Lynch of fire department.

CONDITIONS—As specified in resolution.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent .....	

THE RESOLUTION:

(23-26-A)

WHEREAS, Thomas W. Golding, for Neivel Realty Corporation, owner, filed, January 8, 1926, an appeal from an order of the fire commissioner, affecting premises west side of Van Alst avenue, 238 ft. south of the corner formed by the intersection of South Jane street and Van Alst avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated December 23, 1925, reads (Order No. 44227-12):

"5. Install a 4 in. standpipe system tested to withstand a pressure of 300 lbs. per sq. inch, in accordance with the requirements of Sec. 581, Ch. 5, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, one story (16 ft. in height, 100 ft. by 190 ft. (19,000 sq. ft.) in area; OCCUPIED as an automobile service station; and

WHEREAS, appellant contends that the building faces two street fronts, that there are open courts on both sides of the building; that there are city fire hydrants in the immediate vicinity in both streets; that a night and watchman service is maintained and that the building is equipped with an approved automatic (wet) sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be equipped with a standpipe system in accordance with recommendations contained in the resolution of Cal. No. 179-20-S of the Board of standards and appeals.

330-25-A.

APPELLANT—Tobias Goldstone, for Wyckoff Suydam Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—66-70 Wyckoff avenue and 386 Suydam street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Michelman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....	
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .....	
Absent .....	

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent .....	

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent .....	



# MINUTES

## THE RESOLUTION:

(330-25-A)

WHEREAS, Tobias Goldstone, for Wyckoff Suydam Corp., per, filed, March 26, 1925, an appeal from an order of the commissioner, affecting premises Nos. 66 and 70 Wyckoff avenue and Nos. 368-86 Suydam street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 1925, reads (Order No. 71811-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure."

WHEREAS, the building is non-fireproof, four stories (52 ft. 2 in.) in height, 200 ft. by 75 ft., about 15,000 sq. ft. area. OCCUPIED: 1st story, radio manufacture; 2nd story, shoe manufacture; 3rd and 4th stories, knitting mills; 1 of 120 persons in the building; and

WHEREAS, this appeal was dismissed for lack of prosecution by the board of December 22, 1925, reopened by the board March 23, 1926; and

WHEREAS, the appellant claims the building is equipped with a sprinkler system and a fire alarm signal system; that the building faces practically three streets; that the building has a small occupancy.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted on condition that a standpipe system shall be installed with street connection to city main, fed two ways on both street fronts; siamese connections at both street fronts to be provided, properly marked.

## BUILDING ZONE CASES.

1213-25-BZ.

APPLICANT—Edward P. Doyle, for Hargreen Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—588 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: George W. Herz.

ACTION OF BOARD—Laid over to May 18, 1926, at 10 a. m., on request of applicant.

42-26-BZ.

APPLICANT—Edward P. Doyle, for Carollo Brothers, owners.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: James R. Cusack.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of applicant.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7b and c of the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre and store building (previously denied).

PREMISES AFFECTED—4001-4011 Fourteenth avenue, Brooklyn.

APPEARANCES—

For Applicant: Morris Kaufman.

For Opposition: None.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m.

729-23-BZ.

APPLICANT—Nicholas Di Gregorio, owner.

SUBJECT—Application for reopening—for reconsideration (re: decision of superintendent of buildings) to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles; three (3) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—733-735 East 235th street, The Bronx.

APPEARANCES—

For Applicant: Joseph Delmases.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call May 4, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle . . . . . 4

Negative . . . . . 0

Absent: Chief Kenlon . . . . . 1

42-26-BZ.

APPLICANT—Michael Licalzi, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Northeast corner of Hilder avenue and Pelham parkway North, The Bronx.

APPEARANCES—None

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle . . . . . 4

Negative . . . . . 0

Absent: Chief Kenlon . . . . . 1

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corporation, owner.

SUBJECT—Application for modification (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes.

PREMISES AFFECTED—1714-1726 Kings highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor, Max Siegel.

For Opposition: John J. Kean, Edwin T. Murdock.

ACTION OF BOARD—Application denied. Motion to reconsider carried. Hearing set for May 4, 1926, at 2 p. m., to submit further plans.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1  
 Negative: Chairman Walsh, Commissioners  
 Connell and Holland ..... 3  
 Absent: Chief Kenlon ..... 1

## THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners  
 Connell, Holland and Guilfoyle ..... 4  
 Negative ..... 1  
 Absent: Chief Kenlon ..... 1

1326-25-BZ.

APPLICANT—William F. Doyle, for Alart Building Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district, the erection and maintenance of a street wall, in part, to a height exceeding the limit required by the zone resolution.

PREMISES AFFECTED—2849-2855 Broadway, southwest corner of West 111th street, Manhattan.

## APPEARANCES—

For Applicant: William F. Doyle.  
 For Opposition: Lawrence N. Morgenstern, William Bonner.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
 Connell, Holland and Guilfoyle and Chief  
 Kenlon ..... 5  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION:

(1326-25-BZ)

WHEREAS, William F. Doyle, for Alart Building Corporation, owner, filed, December 21, 1925, an application, under the building zone resolution, to permit in a 1½ times height district, the erection and maintenance of a street wall in part, to a height exceeding the limit required by the zone resolution; premises 2849-2855 Broadway, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district; that West 111th street is in a residence district, and that Riverside drive is in a residence district, and that all three are in a 1½ times height district; and

WHEREAS, the decision of the superintendent of buildings, December 21, 1925, reads:

"1. Building is in excess of 150 feet on 111th Street from building line on Broadway, and should not exceed 90 ft. in height. Bldg. Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 15 stories in height, with a frontage of 100 ft. 11 in. and a depth of 165 ft.; to be occupied as stores on 1st story and apartments on 2nd to 15th stories; it is proposed to erect street wall for full frontage to a height of 150 ft., which is the permitted height, for all but the 15 ft. length at westerly end of 111th street front; and

WHEREAS, the increase in height embraces an irregular gore from zero to 15 ft. above the 90 ft. height, the board deemed that this invasion would not adversely affect the adjoining property, and the strict compliance of the zone resolution would be an unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that

the application be and it hereby is granted on condition that the height of the entire building shall not exceed 150 ft. on the basis of the height regulation affecting the Broadway frontage on condition that the requirements of the building zone resolution shall be complied with in all other respects; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1192-25-BZ.

APPLICANT—John M. Baker, for Frank W. Bruns, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a proposed building to be used as show rooms, service station and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northwest corner of 166th street (Bergen street) and 90th avenue (North 1st street), Jamaica, Queens.

## APPEARANCES—

For Applicant: John M. Baker.  
 For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
 Connell, Holland and Guilfoyle .....  
 Negative .....  
 Absent: Chief Kenlon .....

## THE RESOLUTION:

(1192-25-BZ)

WHEREAS, John M. Baker, for Frank W. Bruns, owner, filed, November 17, 1925, an application, under the building zone resolution, to permit in a business district the erection of a proposed building to be used as show rooms, gas station and garage for the storage of more than five motor vehicles; premises northeast corner 166th street (Bergen street) and 90th avenue (North 1st street), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 166th street and 90th avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 12, 1925, reads:

"1. Contrary to Article 2, Section 4 of the Building Zone Resolution, in that same is intended, arranged designed as a garage and oil station. Not further considered."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 10 ft. 10 in. on 90th avenue and 62 ft. 6 in. on 166th street to be occupied as show rooms, gas selling station and garage for the storage of more than five motor vehicles;

WHEREAS, it is proposed to maintain these premises as automobile manufacturers' sales agency and distributing station for the accommodation of the cars in the ownership and distribution of the agency; and

WHEREAS, it is not proposed to maintain or conduct premises as a garage for public storage or a gasoline selling station; and

WHEREAS, the applicant has filed the duly acknowledged consents of more than 80 per cent of the property affected within the area fixed by the board.

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district



# MINUTES

regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use and occupancy of the building shall be restricted to that of an automobile manufacturers' sales agency and distributing station and that not more than one 550-gallon storage tank shall be permitted on the premises, and that the use and occupancy of the premises shall be restricted to the accommodation of cars in the ownership of the agency conducting business on the premises; that the 166th street frontage of the building and for a depth of not less than 40 ft. 190th street shall be maintained and conducted as a show room and office, separated from the garage area of the premises by a wall of approved masonry, with not more than one opening therein, equipped with self-closing fireproof door; that there shall be no signs erected or maintained on the roof of these premises, any advertising to be limited and restricted to the plate glass show windows of the rear front, and that no signs or advertising shall be exposed otherwise on the 90th street or the 166th street fronts; that the rear and gable walls shall be unpierced throughout their entire height and length, the exterior of same to be finished with light-colored paint; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1281-25-BZ.

APPLICANT—Emil Koeppel, architect, on behalf of Isidore S. Koeppel, owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit in a residence district the alteration and use in part of the 1st story of an apartment house for store purposes.

PREMISES AFFECTED — 668-672 Howard avenue, Brooklyn.

APPEARANCES—

For Applicant: Samuel Lax.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1281-25-BZ)

WHEREAS, Emil Koeppel, for Isidore Koeppel, owner, filed, December 11, 1925, an application, under the building zone resolution, to permit in a residence district the alteration and use of part of the 1st story of an apartment house for store purposes; premises 668-672 Howard avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Howard avenue is in a residence district; that Sutter avenue is in a residence district within 100 ft. of Howard avenue and the remainder is in the business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 2, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"Altering a building for stores in a residential district."

WHEREAS, the existing building is to be of non-fireproof construction, four stories in height, with a frontage of 60 ft. and a depth of 100 ft.; to be occupied as apartment house and stores; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, due to the surrounding non-conforming uses.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the 1st story on the Sutter avenue front, *on condition* that there shall be no entrance to the stores on the Howard avenue front; that the return of the show windows on the Howard avenue front shall not exceed 5 ft. plus the entrance on the splay formed at the corner by the intersection of Howard avenue and Sutter avenue; that the use and occupancy of the stores shall be restricted to retail mercantile shops, specifically prohibiting the conduct of any fish store, delicatessen store or meat market on the premises; and *on further condition* that the entire remainder of the premises shall be restricted to conforming dwelling uses; that the stores shall be separated from the living apartments at the rear of premises by a wall of approved fireproof material with not more than one opening therein, equipped with a self-closing fireproof door; that all necessary permits shall be obtained within six months and all construction work completed within one year.

41-26-BZ.

APPLICANT—Deiches, Goldwater and Flynn, for John Kasser, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3600 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: Maurice Deiches, Monroe Goldwater, F. A. Saymore (park department).

For Opposition: Emanuel S. Cohn, Leon London.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(41-26-BZ)

WHEREAS, Deiches, Goldwater and Flynn, for John Kasser, owner, filed, January 18, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3600 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue, Bainbridge avenue and East 213th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 29, 1925, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 125 ft. and a depth of 200 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and



# MINUTES

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, and section 7e, due to existing use and surrounding conditions; and

WHEREAS, the applicant has filed duly acknowledged consents of several adjoining and abutting property owners.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be restricted in height to a one-story structure, with no cellar other than for the accommodation of, and only below, the stores; that the entire Jerome avenue front of the structure shall be developed and maintained for a depth of approximately 60 ft. as retail mercantile stores, separated from the garage area at the rear by unpierced walls of approved masonry; that vehicular entrances for the accommodation of the garage use and operation shall be maintained on the Jerome avenue front at each end of the structure, each vehicular entrance not to exceed a width of 10 ft.; that the rear and gable walls of the entire structure shall be unpierced throughout their entire height and length; that the garage area of the structure shall be ventilated with not less than six (6) automatic louvred ventilators, glazed with plain glass, with wire guards above and below; that the structure shall be constructed fireproof throughout; that the garage area of the structure shall be equipped with a sprinkler system, supplied by direct connection to the city main, that there shall be no roof signs erected or maintained and that not more than one 550-gallon tank for gasoline storage shall be permitted on the premises; the street front other than store fronts shall be finished with face brick, etc.; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

259-23-BZ.

APPLICANT—Gregor Feibel, owner.

SUBJECT—Application for reopening—to extend permit (re: decision of superintendent of buildings) to permit in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, two spaces rented to persons not residing on the premises.

PREMISES AFFECTED—636 East 219th street, The Bronx.

APPEARANCES—

For Applicant: Gregor Feibel.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(259-23-BZ)

WHEREAS, John De Hart, for Gregor Feibel, owner, filed, February 28, 1923, an application, under the building zone resolution, to permit, for a period of two years, in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, two spaces rented to persons not residing on the premises; premises 636 East 219th street, Borough of Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, January 22, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 219th street and Olinville avenue are residence districts; and

WHEREAS, the decision of the superintendent of buildings rendered February 8, 1923, reads:

"Your request for a certificate of occupancy for the garage at above premises, permitting the renting of space in same for three automobiles, is hereby denied as the building is located within a residence district."

and

WHEREAS, the existing building is of frame construction, one-story in height, with a frontage of 26 ft. and a depth of 18 ft.; occupied as a garage for three motor vehicles; space for two of which are rented to persons not residing on premises; and

WHEREAS, under the provisions of section 7, subdivision F, the board is empowered to act; and

WHEREAS, this application was granted by the board at its meeting, January 22, 1924, for a temporary period, and applicant requested an extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, for a temporary period of two years from the date of this action, on condition that the capacity and use of the garage be restricted to the storage of three (3) automobiles of the pleasure-car type, and that no gasoline other than in the tanks of the cars be maintained on the premises.

89-24-BZ.

APPLICANT—William F. Doyle, for Estate of Simeon C. Bradley and James F. McGarry, owners.

SUBJECT—Application for reopening—to modify resolution (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Webster avenue, 120.18 ft. south of 182nd street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	
Negative .....	
Absent: Chief Kenlon .....	

THE RESOLUTION:

(89-24-BZ)

WHEREAS, William F. Doyle, for Estate of S. C. Bradley and J. F. McGarry, owners, filed, January 21, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Webster avenue, 120.18 ft. south of 182nd street and east side of 181st street, 1 ft. south of 182nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, April 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue, 181st street and East 182nd street are business districts; and

WHEREAS, the decision of the superintendent of buildings rendered December 8, 1923, in acting on N. B. Application No. 2908-23, reads:

"Erection of proposed garage for the storage of more than five motor vehicles in business district contrary to provisions of Building Zone Resolution"

and



## MINUTES

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height on East 181st street and three stories in height on Webster avenue, with a frontage of 100 ft. and a depth of 184.93 ft. on one side and 161.4 ft. on the other; to be occupied as a garage for more than ten motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 25, 1916, a stable for more than ten horses, and the board deemed that in view of the wishes of the owners of property frontage on West 181st street that the application should be granted; and

WHEREAS, this application was granted by the board at its meeting April 15, 1924, on certain conditions, and applicant requested a modification of these conditions as to gasoline storage.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district

regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the garage shall be restricted to the layout and dimensions as described on plans filed in this case, restricting the structure to a three (3) story building on the Webster avenue front and limiting the said structure to one-story building above grade on the 181st street (or Folin avenue) front, and that the front elevation on East 181st street and Webster avenue shall be finished in face brick with architectural terra cotta or stone trimmings;

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

Adjourned 6.35 p. m.

WILLIAM J. O'GORMAN, Secretary.

## MINUTES

### \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held March 23, 1926, as they appeared in Bulletin No. 13, Vol. XI, are hereby corrected to read as follows:

(977-25-BZ)

WHEREAS, Emil Guterman, for Michael DeStefen, owner, filed, September 24, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises north-east corner of Roosevelt avenue and 63rd street (Trimble place), Borough of Queens; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

Correction—Words “fire commissioner” substituted for “superintendent of buildings” in lines 14 and 29.

WHEREAS, the use district maps accompanying the building zone resolution show that Roosevelt avenue and 63rd street (Trimble place) are in a business district; and

WHEREAS, the decision of the fire commissioner, rendered September 3, 1925, reads:

“1. A gasoline service station may not be permitted in a business district; appeal may be taken to the Board of Appeals.”;

and

WHEREAS, the premises consist of a plot of ground having a frontage of 87 ft. on Roosevelt avenue and 20 ft. on 63rd street, upon which it is proposed to erect a gasoline selling station, consisting of four 550-gallon tanks, pumps and a small one-story office; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.

## MINUTES

### \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held December 29, 1925, as they appeared in Bulletin No. 1, Vol. XI, are hereby corrected to read as follows:

### THE RESOLUTION:

(557-25-S)

WHEREAS, Samuel Rosenblum, for Duman Textile Mills, filed, May 29, 1925, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 464 Liberty avenue, Brooklyn;

WHEREAS, the order of the fire commissioner reads:

“1. Arrange the iron bars on all windows on north, south, east and west sides of 1st story and basement so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress,

Correction—Word “westerly” changed to “easterly” in line 4.

as per Section 272 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, two stories and basement in height, 100 ft. by 85 ft. in area. OCCUPIED: Basement, wet finishing of cloth, 1 person; 1st story, manufacture of knit goods, 50 persons; 2nd story, manufacture of undergarments, 55 persons. EXITS: Three interior non-fireproof stairways, extending from the 1st story to top story; enclosed in wood board partitions with wooden doors at openings; a fire escape on the south side of the building, having metal covered doors at openings therein, extending from the 2nd story to the courtyard, with EGRESS from the termination of the fire escape by means of court to street; and

WHEREAS, there are approximately 34 barred windows in the basement and approximately 36 barred windows on the 1st story, and petitioner contends that the windows in the basement are 6 ft. above the floor; and that there are ample means of exit provided, there being five in the 1st story, and contends that the bars are necessary as a protection against burglary, and proposes to select one or two windows on each front on the 1st story and arrange the bars to open outwardly to afford additional egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the la-



# MINUTES

bor law, and that the petition be and it hereby is *granted*, only so far as it affects the basement and 1st story, *on condition* that existing high set openings in the basement shall be of the transom type for ventilating purposes and so maintained, the sills of which shall be not less than 6 ft. above the cellar level, and *on further condition* that a

direct exit from the rear easterly end of the basement shall be provided direct to the Liberty avenue grade level and *granted*, so far as it affects the 1st story, *on condition* that not less than the existing five direct doorway exit shall be maintained as indicated on the plans filed in this petition.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held on March 30, 1926, as they appeared in Bulletin No. 14, Vol. XI, are hereby corrected to read as follows:

1216-25-A.

APPELLANT—Automatic Sprinkler Corp. of America, for John P. Gustaveson, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—240-256 East 139th street, The Bronx.

APPEARANCES—

For Appellant: Frank S. Schwaner.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....

4

Negative .....

0

Absent: Commissioner Connell .....

1

THE RESOLUTION:

(1216-25-A)

WHEREAS, Automatic Sprinkler Corporation of America, for John P. Gustaveson, owner, filed, November 23, 1925,

\*Correction—Negative vote changed to read "0" and Commissioner Connell recorded as absent, in lines 17 and 18.

an appeal from a decision of the fire commissioner, affecting premises 240-56 East 139th street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered October 30, 1925 (Alteration Application No. 1729-24) reads:

"No. 11—Type 'A' dry pipe valves may not carry more than 400 sprinkler heads. Your layout shows each of the two dry pipe valves is considerably overloaded."

and

WHEREAS, the building is non-fireproof, four and three stories in height, separated by a one-story section; irregular in area, having a frontage of 225 ft. facing East 139th street and a frontage of 100 ft. on Rider avenue; OCCUPIED a wood working factory, 130 persons in entire premises; a

WHEREAS, appellant contends that 475 heads and 525 heads have been installed on each of two dry pipe valves and that each valve is equipped with an exhaustor (approved by various recognized laboratories), and contends, further, that the exhaustor accelerates very materially the operation of a dry pipe valve.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the number of heads shall not exceed by 25 per cent the present allowance under the sprinkler rules, and that the sprinkler equipment shall comply with the rules in all other respects; that the building shall not be increased in height, area or dimension; and *granted* so long as conditions as to occupancy and use shall remain *unchanged*.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

*Appliances Submitted for Approval.*

53-21-S—Angle Hose Valve, approval of.

1372-21-S—Ford Fire Line Reducing Valve, approval of.

1636-21-SA—Gilbert & Barker Oil Burner and Pump, approval of.

337-22-S—Elkhard Brass Company, Siamese Connection, approval of.

357-22-S—Quinn Acme Crude Oil Burner, approval of.

392-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.

447-22-S—Howard Water Pressure Reducing Devices, approval of.

610-22-S—Crocker Gas Valve, approval of.

799-22-S—Kennell Gas Cut-Off Valve, approval of.

957-22-S—Burnwell Mechanical Burner, approval of.

1104-22-S—Dean Fuel Oil Pump, approval of.

1105-22-S—Combustion Fuel Oil Burner, approval of.

1173-22-S—Anti-Syphon Valve, approval of.

1230-22-S—Thermostats for Automatic Fire Alarm System, approval of.

1249-22-S—Coen Oil Burner, approval of.

1274-22-S—Rodriguez Oil Burner, approval of.

1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.

1526-22-S—Delaney Fuel Oil Burner, approval of.

57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.

92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.

124-23-SA—Master Gas Shut-Off Valve, approval of.

125-23-SA—Packless Gas Shut-Off Valve, approval of.

127-23-SA—S. & K. Gas Shut-Off Valve, approval of.

232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.

275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.



# RESERVE CALENDAR

- 79-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 07-23-SA—"Automatic" Deluge Valve, approval of.
- 15-23-SA—Cornell Falat Oil Burner, approval of.
- 02-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 03-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 07-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 03-23-SA—Automatic Gas Shut-Off, approval of.
- 05-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 04-23-SA—Domestic Fuel Oil Burner, approval of.
- 08-23-SA—Lewis Oil Burner, approval of.
- 08-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 02-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 09-23-SA—Hydro Carbon Oil Burner, approval of.
- 00-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 03-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 00-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 06-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 00-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.
- 00-23-SA—Ziegler Oil Burner, approval of.
- 00-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 00-23-SA—National Light Service Oil Pump, approval of.
- 00-23-SA—Heatiator Oil Burner, approval of.
- 00-23-SA—Worthington Oil Burner, approval of.
- 00-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 00-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 00-23-SA—Kerrihard Oil Burner, approval of.
- 00-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 00-23-SA—Universal G. P. O. Burner, approval of.
- 00-23-SA—Newport Rotary Oil Burner, approval of.
- 00-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 00-23-SA—Apex Gas Cut-Off Valve, approval of.
- 00-24-SA—Sherman Oil Burner, approval of.
- 00-24-SA—Universe Oil Burner, approval of.
- 00-24-SA—Koaless Oil Burner, approval of.
- 00-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 00-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 00-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 00-24-SA—Kinney Rotating Plunger Pump, approval of.
- 00-24-SA—Climax Oil Burner, approval of.
- 00-24-SA—Marvel Oil Burner, approval of.
- 00-24-SA—Simplex Mechanical Oil Burner, approval of.
- 00-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 00-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 00-24-SA—Heymsfield Low Pressure Burner, approval of.
- 00-24-SA—Monarch Domestic Fuel Oil Burner, approval of.
- 00-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 939-24-SA—Ballard Super Domestic Oil Burner, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.**
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1295-24-SA—A.-B.-C. Oil Burner, approval of.
- 1296-24-SA—Chalmers Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 259-25-SA—Electrol Automatic Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 513-25-SA—Rotary Vacuum Pumps, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.
- 671-25-SA—Allen 2½ in. Angle Hose Valve, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.
- 752-25-SA—Toro Emergency Gas Shut-Off Valve, approval of.
- 813-25-SA—Hardinge Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Siphon Breaker, approval of.
- 815-25-SA—New Way Gas Generator Burner, approval of.
- 836-25-SA—National Rotary Oil Burner, approval of.
- 846-25-SA—K.F.C. Fuel Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 887-25-SA—Moussette Oil Burner, approval of.
- 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.
- 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 951-25-SA—Sword Automatic Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type A, approval of.
- 1060-25-SA—Rotary Pressure Pump, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.
- 1240-25-SA—Crane 2½ inch Brass Angle Hose Valve, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# FIRST QUARTERLY REPORT

## CASES FILED AND PENDING, 1926.

	A	BZ	S	SA	SR	M'L	RES	T'L	GR. T'L
PENDING									743
DEC. 31, 1925 ...	238	154	215	135	1	..	..	..	
FILED 1926									
JANUARY .....	37	24	26	4	0	25	4	120	..
FEBRUARY .....	29	21	25	6	0	12	4	97	..
MARCH .....	45	29	22	3	0	45	14	158	375
TOTAL .....	349	228	288	148	1	82	22	375	1118
DISPOSITION									
1926									
JANUARY .....	48	25	54	1	0	25	3	156	..
FEBRUARY .....	30	21	19	2	0	12	2	86	..
MARCH .....	51	45	49	2	0	45	7	199	441
TOTAL .....	129	91	122	5	0	82	12	441	..
PENDING									677
MCH. 31, 1926 ..	220	137	166	143	1	0	10	..	

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket. RES—Restored to Calendar.

## SUMMARY.

DOCKET.		DISPOSITION OF CASES.
Cases pending December 31, 1925 .....	743	Withdrawn .....
Cases filed up to and including March 31, 1926 .....	271	Dismissed .....
Restored to calendar .....	22	Denied .....
		Granted .....
		Granted on condition .....
		Appliances approved .....
		Appliances dismissed, disapproved or withdrawn .....
		Rules approved .....
		Rules disapproved or rescinded .....
		MISCELLANEOUS ACTIONS.
		Requests to reopen granted .....
		Requests to reopen denied .....
		Requests to amend granted .....
		Requests to amend denied .....
		Requests for modification granted .....
		Requests for modification denied .....
		Requests to rescind granted .....
		Requests to rescind denied .....
		Requests for extension of time granted .....
		Requests for extension of time denied .....
		Requests for extension of permit granted .....
		Requests for extension of permit denied .....
		Requests to install granted .....
		Requests to install denied .....
		Plans approved .....
		Plans disapproved .....
		Administrative requests granted .....
		Administrative requests denied or withdrawn .....
		Interpretations .....
		Requests withdrawn or dismissed .....
Total .....	1118	Total .....
Disposed of .....	441	
Cases pending March 31, 1926 .....	677	

## MONEYS RECEIVED.

	JANUARY	FEBRUARY	MARCH	TOT
Subscription to Bulletin .....	\$115.00	\$80.00	\$120.00	\$315.00
Cash Sales .....	10.45	20.87	25.75	57.07
Total Amount (Paid to Chamberlain) .....	\$125.45	\$100.87	\$145.75	\$372.07



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 1, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations the material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air under weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet. During the fire, the floor construction shall support a live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and lower sides with the fire-retarding materials specified in these rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding floor covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or metal lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding ceiling covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	1
Cases filed up to and including April 21, 1926 .....	348	Dismissed .....	2
Restored to calendar .....	25	Denied .....	1
MISCELLANEOUS APPLICATIONS.		Granted .....	2
Requests to reopen .....	59	Granted on condition .....	1
Requests to amend .....	14	Appliances approved .....	1
Requests for modification .....	9	Appliances dismissed, disapproved or withdrawn .....	1
Requests to rescind .....	0	Rules approved .....	1
Requests for extension of time .....	4	Rules disapproved or rescinded .....	1
Requests for extension of permit .....	11	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	1
Requests for approval of plans .....	4	Requests to reopen denied .....	1
Administrative requests .....	1	Requests to amend granted .....	1
Requests for interpretation .....	0	Requests to amend denied .....	1
Total .....	1219	Requests for modification granted .....	1
Disposed of .....	516	Requests for modification denied .....	1
Cases pending April 21, 1926 .....	703	Requests to rescind granted .....	1
		Requests to rescind denied .....	1
		Requests for extension of time granted .....	1
		Requests for extension of time denied .....	1
		Requests for extension of permit granted .....	1
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	1
		Plans approved .....	1
		Plans disapproved .....	1
		Administrative requests granted .....	1
		Administrative requests denied or withdrawn .....	1
		Interpretations .....	1
		Requests withdrawn or dismissed .....	1
		Total .....	1

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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NEW

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the  
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V. XI

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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Phone—Worth 0184.

Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Index.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, April 23, 1926, at 10 a. m.

Minutes of Special Meeting, April 23, 1926, at 2 p. m.

Minutes of Regular Meeting, April 27, 1926, at 10 a. m.

Minutes of Regular Meeting, April 27, 1926, at 2 p. m.

Res.

Progress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 4, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 11, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending April 28, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
371-26-S.....	F.D.	....9515 Shore rd., Bklyn. L. D. 92010.
370-26-A.....	F.D.	....265 Wyckoff ave., Bklyn. F. 92008
369-26-BZ.....	B.B.B.	..6811 11th ave., Bklyn. Applic. 4467-1926.
368-26-BZ.....	B.B.Bx.	.N. E. cor. intersection of Pel- ham Bay Park & N. Y., N. H. & H. R. R., Bx. N. B. 454-1926.
367-26-A.....	F.D.	....1271 Bway., Man. L. F. 92226.
366-26-BZ.....	B.B.Bx.	.S. S. North st., 15 ft. E. of Davidson ave., Bx. N. B. 879-1926.
365-26-S.....	F.D.	....21-23 Bleeker st., Man. L. D. 93073.
364-26-SA.....	F.D.	....Kork-n-Seal Appliance.
363-26-A.....	F.D.	....2330 Palmetto st., Ridgewood, Q. C. 30481.
362-26-S.....	F.D.	....118 Madison ave., Man. L. D. 92301.
361-26-BZ.....	B.B.B.	...2263-2275 E. 18th st., Bklyn. Applic. 3757-1926.
360-26-BZ.....	B.B.Bx.	.2831-2841 Bailey ave., Bx. N. B. 936-1926.
359-26-A.....	F.D.	....34 35th st., Bklyn. C. 29261.
358-26-BZ.....	B.B.Bx.	.S. S. E. 175th st., bet. Grand conc. & Walton ave., Bx. N. B. 70426.
357-26-A.....	F.D.	....140 Nassau st., Man. F. 87295.
356-26-A.....	F.D.	....28-30 W. 38th st., Man. F. 88991.
355-26-S.....	F.D.	....380-390 Snediker ave., Bklyn. L. D. 90192, 90194, 90195.
354-26-BZ.....	B.B.M.	..742 5th ave., Man. N. B. 786-1925.
353-26-SA.....	F.D.	....Signal Weather Proof Bells. Appliance.
352-26-BZ.....	B.B.B.	...1922-1926 Gravesend ave., Bklyn. Applic. 5352-1926.
351-26-BZ.....	B.B.B.	...178-186 Parkside ave., Bklyn. Applic. 5710-1926.
350-26-A.....	F.D.	....E. S. of Connerton st., cor. of Wiltshire st., Flushing, Q. N. B. 930-1926.
349-26-A.....	F.D.	....59 Pearl st., Bklyn. L. C. 2874.
<i>Restored to Calendar.</i>		
1144-24-BZ.....	B.B.B.	...560-562 11th st., Bklyn. N. B. 17815-1924.
1712-21-S.....	F.D.	....80 W. Houston st., Man. L. D. 74898.
217-21-SR.....	F.D.	....Fuel Oil Rules.

598-19-SR.....F.D. ....Fuel Oil Rules.

70-18-S.....F.D. ....535 W. Bway., Man.  
L. D. 73  
21-26-S.....B.B.M. ..15 E. 53rd st., Man.  
N. B. 747-19

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department  
B.B.B. ....Bureau of Buildings, Brook-  
B.B.M. ....Bureau of Buildings, Manha-  
B.B.Q. ....Bureau of Buildings, Qu-  
B.B.R. ....Bureau of Buildings, Richm-  
B.B.Bx. ....Bureau of Buildings, B-  
T.H.D. ....Tenement House Depart-

## CALL OF CLERK'S CALENDAR. TUESDAY, MAY 4, 1926, AT 2 P. M.

### *Building Zone Cases.*

1265-25-BZ.  
APPLICANT—Philip J. Sinnott, for Louis M. E-  
owner.  
PREMISES—458 Utica avenue, Brooklyn.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a business district the erection and  
tenance of a gasoline selling station.

94-26-BZ.  
APPLICANT—William F. Doyle, for Sobol Bro-  
owners.  
PREMISES—Southwest corner of East 149th street  
Prospect avenue, The Bronx.  
APPLICATION, under sections 21 and 7a of the bu-  
zone resolution,  
TO PERMIT in a business district the extension and  
largement of an existing gasoline service sta-

95-26-BZ.  
APPLICANT—William F. Doyle, for Sobol Bro-  
owners.  
PREMISES—Southeast corner of East 168th street  
Jerome avenue, The Bronx.  
APPLICATION, under sections 7a and 21 of the bu-  
zone resolution,  
TO PERMIT in a business district the extension and  
largement of an existing gasoline service sta-

107-26-BZ.  
APPLICANT—William F. Doyle, for Harry Pivnick  
struction Co., owner.  
PREMISES—1009-1015 Liberty avenue, Brooklyn.  
APPLICATION, under sections 7c and 21 of the bu-  
zone resolution,  
TO PERMIT in a business district the change of oc-  
cupancy of a portion of a building from a conform-  
to a public garage use.

134-26-BZ.  
APPLICANT—John DeHart, for Rachael Kantrowitz,  
Louis Kantrowitz, owners.  
PREMISES—871 East 175th street, The Bronx.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a residence district the conversion  
of first floor from residence to a  
use.



# CALENDAR

26-BZ.

PLICANT—John T. Dooling, for Ralph & Max Schweibish, owners.

EMISES—West side of Barretto street, 100 ft. north of Oak Point avenue, The Bronx.

PLICATION, under section 21 of the building zone resolution,

PERMIT in a business district the erection and maintenance of a building for use and occupancy as an iron work shop.

3-BZ.

PLICANT—Joseph J. Dalmases, for Conrad DiChristina, owner.

EMISES—733-735 East 235th street, The Bronx.

PLICATION, under section 7g of the building zone resolution,

PERMIT in a residence district the maintenance of a garage for the storage of four (4) motor vehicles; three spaces rented to persons not residing on the premises (previously granted by the board for a temporary period).

**MAY 4, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

5-A—405-409 West 13th street, Manhattan.

5-A—1078 Willoughby avenue, Brooklyn.

5-A—626-630 West 44th street, Manhattan.

5-A—Northwest corner of Jamaica avenue and 256th street, Floral Park, Borough of Queens.

5-A—291-293 Adams street, Brooklyn.

5-A—16-18 West 3rd street, Manhattan.

5-A—546 West 252nd street, The Bronx.

5-A—45-55 Mills street, Astoria, Borough of Queens.

5-A—1564 Bryant avenue, The Bronx.

## *Building Zone Applications.*

ICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions of building zone resolution, *Tuesday morning, May 4, 1926, at 10 o'clock, in Room 1013, Municipal Building,* of the following matters:

1313-25-BZ—Application, December 17, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Held, Inc., owner, to permit in a residence district the alteration and extension of a business building; premises 1564 Bryant avenue, southeast corner of East 173rd street, The Bronx.

621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

1044-25-BZ—Application, October 13, 1925, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Carmine Dargenio, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage

for the storage of more than five (5) motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens.

CAL. NO. 1128-25-BZ—Application, November 4, 1925, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Charles Bennett, owner, to permit in a residence district the erection of a proposed extension to an existing garage for the storage of more than five (5) motor vehicles; premises 469-493 Fenimore street, Brooklyn.

CAL. NO. 1328-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 107-108 First Avenue Corporation, owner, to permit in a business district the maintenance of a junk shop and also a blacksmith shop occupancy of an existing building; premises 324-328 East 108th street, Manhattan.

CAL. NO. 34-26-BZ—Application, January 13, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Emerson Stidd, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises north side of Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens.

CAL. NO. 1144-25-BZ—Application, November 6, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Manbro Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side of Kings highway, 338 ft. 6 in. south of Foster avenue, Brooklyn.

CAL. NO. 1253-25-BZ—Application, December 4, 1925, under section 7g of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Bronx Heights Development Corp., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five (5) horses, for use in connection with a riding academy; premises 2131-2149 White Plains avenue, northwest corner of Lydig avenue, The Bronx.

CAL. NO. 1350-25-BZ—Application, December 21, 1925, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of Rosemont Holding Corp., owner, to permit in a residence district the alteration and use for stores of the first story of an existing tenement house; premises 2262 Valentine avenue, southeast corner of East 183rd street, The Bronx.

CAL. NO. 51-26-BZ—Application, January 21, 1926, under section 21 of the building zone resolution, of Luetzow and Reeves, applicants and lessees, John Kaminski, owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 745 Richmond avenue, Port Richmond, Richmond.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

MAY 4, 1926, 2 P. M.

## Appeals from Administrative Orders.

- 1212-25-A—280 Broadway, West New Brighton, Richmond.  
 3-26-A—1512 Plimpton avenue, The Bronx.  
 12-26-A—239 Nostrand avenue, Brooklyn.  
 1217-25-A—456 Hamilton avenue, Brooklyn.  
 1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.  
 1254-25-A—Certificate of approval for combustible mixture (Flit).  
 1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 4, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 125-26-BZ—Application, February 13, 1926, under sections 7c and 21 of the building zone resolution, of Joseph Burke, applicant, on behalf of New York Evening Journal, Inc., owner, to permit in a residence district the erection and maintenance of a theatre building; premises 301-305 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 1169-25-BZ—Application, November 12, 1925, under section 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of James S. Schacht, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

CAL. NO. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 2101-2121 Church avenue, northeast corner of Kenmore place, Brooklyn.

CAL. NO. 771-25-BZ—Application, July 25, 1925, under section 21 of the building zone resolution, of William H. Kehoe, applicant, on behalf of Independent Milk and Cream Corp., lessee, to permit in a business district the use of an existing building as a milk dairy or bottling

establishment; premises 325 East 15 street, The Bronx.

CAL. NO. 926-25-BZ—Application, September 11, 1925, under section 7e of the building zone resolution, of Croker National Fire Protection Engineering Co., applicant, on behalf of Frederick Semken, owner, to permit in a business district the erection and maintenance of a garage for storage of more than five (5) motor vehicles; premises 2230-2254 Croton avenue, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Carollo Brothers, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Avenue A, Long Island City, Borough of Queens.

CAL. NO. 907-25-BZ—Application, September 11, 1925, under sections 7e, 7c and 21 of the building zone resolution, of George M. McGowan, applicant, on behalf of Elen Goodale, Lina Ettlinger and F. H. Drew, owners, to permit in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Ogden avenue, north of West 166th street, Bronx.

CAL. NO. 1267-25-BZ—Application, December 9, 1925, under section 7e of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of Louis Kramer, owner, to permit in a business district the erection and change of occupancy of a building, formerly used as a storage garage for the storage of more than five (5) motor vehicles; premises West 124th street and 266-268 Nicholas avenue, Manhattan.

CAL. NO. 820-25-BZ—Application, March 9, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes, opened March 9th for the purpose of modifying resolution previously adopted; premises 1714-1726 Kingsway, Brooklyn.

CAL. NO. 1213-25-BZ—Application, March 23, 1926, under sections 7b and 7c of the building zone resolution, of Morris L. Isidor, architect, on behalf of Isidor Isidor, owner, to permit in a business district extending from a business district the erection and maintenance of a theatre and store building (previously withdrawn); premises 4001-4003 Tenth avenue, Brooklyn.

WILLIAM E. WALSH, CLERK



# CALENDAR

## CALL OF CLERK'S CALENDAR.

TUESDAY, MAY 11, 1926, AT 2 P. M.

### *Building Zone Cases.*

14-25-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Bay Lumber Company, owner.

PREMISES—West side of East 12th street, 100 ft. south of Avenue W, Brooklyn.

APPLICATION, under sections 7c, 7f and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district, the extension and enlargement of a lumber yard occupancy.

2-26-BZ.

APPLICANT—Livingston & Livingston, for Isaac Mintzer, owner.

PREMISES—528-544 Lefferts avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.

APPLICANT—William F. Doyle, for Garden Investing Co., Inc., owner.

PREMISES—52-54 West 67th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.

APPLICANT—Edward P. Doyle, for Lever and Sidway, Inc., owner.

PREMISES—253-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicles.

5-BZ.

APPLICANT—Tengis Realty Co., Inc., owner.

PREMISES—81 West 118th street, Manhattan.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy of the basement and 1st story from residence use to a business use.

1-BZ.

APPLICANT—Auguste W. Gahrman, owner.

PREMISES—East side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the maintenance of a gasoline service station.

2-BZ.

APPLICANT—John DeHart, for Adolf Lang, owner.

PREMISES—1791 Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy from a garage for the storage of five motor vehicles to a motor vehicle repair shop.

232-26-BZ.

APPLICANT—Hiram Feldman, for Feldshill Construction Corp., owner.

PREMISES—Northwest corner of Webster avenue and Ford street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre building.

195-26-BZ.

APPLICANT—George Kindermann, for Manderkin Bldg. Co., owner.

PREMISES—1362-1366 Webster avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district and also in a "B" area district the erection and maintenance of a building provided with a yard smaller than that required by the zone resolution.

1144-24-BZ.

APPLICANT—John J. Dunnigan, for Thomas Keenan, owner.

PREMISES—560-562 Eleventh street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

358-26-BZ.

APPLICANT—New York Telephone Company, for Albert Schwarzler, owner.

PREMISES—South side of East 175th street, between Grand concourse and Walton avenue, The Bronx.

APPLICATION, under sections 7c, 7d and 21 of the building zone resolution,

TO PERMIT the extension from a business district into a residence district of a proposed telephone exchange building.

MAY 11, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

263-26-A—East side of Zerega avenue, 236.15 ft. south of Quimby avenue, The Bronx.

53-26-A—Foot of Van Dyke street (Warehouse No. 326 and 327), Brooklyn.

890-25-A—25 Frankfort street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

1300-25-A—Southeast corner of Skillman avenue and Rawson street, Long Island City, Borough of Queens.

30-26-A—3150 Kingsbridge terrace, The Bronx.

59-26-A—South side of Maspeth avenue, 191.99 ft. west of Clermont avenue, Maspeth, Borough of Queens.

1173-25-A—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 11, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 68-26-BZ—Application, January 26, 1926, under sections 7b, 7c and 7e of the building zone resolution, of John J. Dunnigan,



# CALENDAR

applicant, on behalf of Sumog Realty Corp., owner, to permit in a residence district, also partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also the omission of a rear yard as required under section 17 of the zone resolution; premises 1071 Ogden avenue, The Bronx.

CAL. NO. 32-26-BZ—Application, January 12, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of August W. Schmidt, Jr., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 4919-4935 Kings highway, northwest corner of Utica avenue, Brooklyn.

CAL. NO. 81-26-BZ—Application, January 28, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Thomas E. Monti, owner, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles; premises 1620 Bronx-dale avenue, The Bronx.

CAL. NO. 242-26-BZ—Application, March 22, 1926, under sections 7a and 21 of the building zone resolution, of Magnuson and Kleinert and Harrison G. Wiseman, architects, on behalf of 15th Street Amusement Company, owner, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes; premises 187-8-9 Prospect Park, West, Brooklyn.

CAL. NO. 25-26-BZ—Application, January 9, 1926, under section 7e of the building zone resolution, of Magnuson and Kleinert, architects and engineers, on behalf of Squil-lacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**MAY 11, 1926, 2 P. M.**

*Petitions for Variations.*

- 880-25-S—254-258 35th street, Manhattan.
- 739-25-S—319-321 East 53rd street, Manhattan.
- 988-25-S—385 Madison avenue, Manhattan.
- 1174-25-S—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens.
- 54-26-S—Foot of Van Dyke street (Warehouse No. 326 and 327), Brooklyn.
- 1102-24-S—251 Fifth avenue and 1 East 28th street, Manhattan.
- 1220-25-S—42 West 28th street, Manhattan.
- 37-26-S—209-211 East 37th street, Manhattan.

- 960-25-S—34 East 28th street, Manhattan.
- 1195-25-S—72-74 West 125th street, Manhattan.
- 1214-25-S—228-238 East 44th street, Manhattan.
- 1234-25-S—2082 Third avenue, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 1314-25-S—Northwest corner of Sunswick street and Pay-ter avenue, Long Island City, Borough of Queens.
- 1190-25-S—449 Union street, Brooklyn.
- 1307-25-S—222-224 West 37th street, Manhattan.
- 86-26-S—47 East Houston street, Manhattan.
- 918-25-S—30-32 East 21st street, Manhattan.
- 1228-25-S—27-37 West 60th street, Manhattan.
- 734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.
- 1287-25-S—74 St. Edwards street, Brooklyn.
- 1712-21-S—80 West Houston street, Manhattan.

*Appliances Submitted for Approval.*

- 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.
- 91-26-SA—Signal Standpipe Alarm Panel, approval of.

**MAY 18, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 75-26-A—30-02 to 30-20 48th avenue and 48-02 to 48-30th place, Long Island City, Borough of Queens.
- 88-26-A—450 West 22nd street, Manhattan.
- 96-26-A—109-111 Montgomery street, Brooklyn.
- 100-26-A—161 West 34th street, Manhattan.
- 102-26-A—288-292 Flatbush avenue, Brooklyn.
- 117-26-A—9523 Shore road, Brooklyn.
- 121-26-A—322-332 West 52nd street, Manhattan.
- 287-26-A—Northeast corner Edgewater road and Ford avenues, The Bronx.
- 124-26-A—116 Central Park South, Manhattan.
- 1129-25-A—178-180 Cook street and 929-931 Flushing avenue, Brooklyn.
- 1320-25-A—South side Grand street, 460 ft. west of Madison avenue, Maspeth, Borough of Queens.
- 71-26-A—3 East 40th street, Manhattan.
- 224-26-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.
- 110-26-A—14-28 10th street, Long Island City, Borough of Queens.
- 186-26-A—109 East 38th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of appeals and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 18, 1926, at 10 o'clock, in Room 1013, Municipal Building*, the following matters:

CAL. NO. 185-26-BZ—Application, March 4, 1926, under section 21 of the building zone resolution, of Stoddard and Mark, applicants, on behalf of Society for the Propagation of the Faith, owner, to permit in a residence district the alteration of occupancy in part from residence to business use; premises 38 East 38th street, Manhattan.



# CALENDAR

CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 36-26-BZ—Application, January 14, 1926, under section 21 of the building zone resolution, of Apollo Building Corp., applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 809-823 Avenue Q, northwest corner of East 9th street, Brooklyn.

CAL. NO. 82-26-BZ—Application, January 28, 1926, under sections 7c and 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Edmund Francis Realty Company, owner, to permit in a business district the erection and maintenance of a proposed extension of a garage for the storage of more than five (5) motor vehicles; premises 1568 Southern boulevard, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**MAY 18, 1926, 2 P. M.**

## *Appeals from Administrative Orders.*

64-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

04-25-A—87-93 Columbia street, Brooklyn.

## *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 18, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**FRIDAY, MAY 21, 1926, 10 A. M.**

**SPECIAL MEETING.**

## *Rules.*

19-SR—Fuel Oil Rules.

21-SR—Fuel Oil Rules.

**MAY 25, 1926, 10 A. M.**

## *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 25,*

1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 84-26-BZ—Application, January 28, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Manzi, owner, to permit in a residence district the maintenance of a bakery; premises 747 East 215th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**MAY 25, 1926, 2 P. M.**

## *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## *Petitions for Variations.*

1191-25-S—299 Wallabout street, Brooklyn.

1237-25-S—153-159 West 27th street, Manhattan.

16-26-S—561-565 Seventh avenue and 149 West 40th street, Manhattan.

45-26-S—618-620 Fifth avenue and 2 West 50th street, Manhattan.

67-26-S—127-133 West 26th street, Manhattan.

1306-25-S—108 Grand street, Manhattan.

50-26-S—9 East 47th street, Manhattan.

58-26-S—6-8 West 22nd street, Manhattan.

74-26-S—35-37 West 3rd street, Manhattan.

87-26-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.

90-26-S—345-351 West 35th street, Manhattan.

106-26-S—29 Mangin street, Manhattan.

114-26-S—63-67 Prince street, Manhattan.

126-26-S—352 Seventh avenue, Manhattan.

132-26-S—76-86 Ninth avenue, Brooklyn.

78-26-S—24 Union square east, Manhattan.

1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.

722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.

14-26-S—23 West 32nd street, Manhattan.

1230-25-S—424 Broome street, Manhattan.

70-18-S—535 West Broadway, Manhattan.

1269-25-S—594-598 Eighth avenue and 272 West 39th street, Manhattan.

## *Appliances Submitted for Approval.*

1151-25-SA—Florence Garage Heater, approval of.

111-26-SA—Gem Fuel Oil Burner, approval of.

113-26-SA—Orr Fuel Oil Burner, approval of.

**JUNE 8, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

139-26-A—348 Fulton street, Brooklyn.

144-26-A—1-5 Franklin avenue, Brooklyn.

149-26-A—1381-97 Sedgwick avenue, Bronx.

215-26-A—150 William street, Manhattan.

1141-25-A—217-223 East 43rd street and 218-226 East 44th street, Manhattan.



# CALENDAR

JUNE 8, 1926, 2 P. M.

*Petitions for Variations.*

- 962-25-S—117-119 West 26th street, Manhattan.  
1140-25-S—217-223 East 43rd street and 218-226 East 44th street, Manhattan.  
1274-25-S—2-8 West 141st street, Manhattan.  
27-26-S—22 East 65th street and 750 Madison avenue, Manhattan.

- 112-26-S—199-201 Greene street, Manhattan.  
138-26-S—348 Fulton street, Brooklyn.

*Appliances Submitted for Approval.*

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and C, approval of.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING.

FRIDAY MORNING, APRIL 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin.

#### PETITIONS FOR VARIATIONS.

927-25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for B. Geller & Sons, Inc., lessee.  
SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 9th story, Manhattan.

#### APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

#### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

#### THE RESOLUTION:

(927-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for B. Geller & Sons, Inc., lessee, filed, September 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 202-4 West 30th street and 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924 (Order No. 64893-LD), reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story; lessee occupying the 9th story as manufacturing furriers, 60 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing the entrance hall, office and showrooms are constructed of ornamental wood, and proposes to back up the factory side of the entrance hall and office partitions with approved fire-retarding material, and proposes, further, to remove all glass panels between the tops of these partitions and the

ceiling and proposes to remove all combustible partitions excepting said partitions at entrance hall, office and showrooms.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law; and that the petition be and it hereby is granted, on so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that a door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material specified under subdivisions A to H of section 355 of building code, or any approved fireproof partition; and the occupancy and use shall remain substantially unchanged.

928-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Grauer & Herskowitz, lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 11th story, Manhattan.

#### APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

#### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

#### THE RESOLUTION:

(928-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Grauer & Herskowitz, lessees, filed, September 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 202-4 West 30th street and 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924 (Order No. 64895-LD), reads:



# MINUTES

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law.";

and  
WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story; lessee occupying the 11th story as a manufacturing furrier, 50 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing the entrance hall, offices and showrooms are constructed of ornamental wood, and arranged so as not to interfere in any way with the sprinkler system, and proposes to back up the factory side of the entrance hall and office partitions with approved fire-retarding material, and proposes to remove all combustible partitions excepting said partitions at entrance hall, offices and showrooms.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

929-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for S. & M. Bernstein, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 14th story, front, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(929-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for S. M. Bernstein, lessee, filed, September 1925, a petition for variation from the requirements of labor law, as cited in an order of the fire commis-

sioner, affecting premises Nos. 202-4 West 30th street and Nos. 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924, reads (Order No. 64899-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story, lessee occupying the Seventh avenue portion of the 14th story for the manufacture of suits and cloaks, approximately 20 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing the entrance hall, office and showrooms are constructed of ornamental wood and are arranged so as not to interfere in any way with the sprinkler system, and proposes to back up the factory side of the entrance hall and showroom partitions with approved fire-retarding material and proposes to remove all combustible partitions excepting said partitions at entrance hall, office and showrooms.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

930-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Kimmel & Kimmel, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 10th story, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(930-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Kimmel & Kimmel, lessees, filed, Septem-



# MINUTES

ber 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 202-4 West 30th street and Nos. 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924, reads (Order No. 64894-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story, lessee occupying the 10th story as manufacturing furriers, 50 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings;

and  
WHEREAS, petitioner contends that the partitions are arranged so as not to interfere in any way with the sprinkler system; that the entrance hall partitions are constructed of ornamental sheet rock and that the office and showroom partitions are constructed of ornamental wood, and requests the acceptance of the existing entrance hall partitions; proposes to fire-retard the stockroom side of the partitions between the westerly office and the stockroom and proposes to remove all other combustible partitions excepting the entrance hall, office and showroom partitions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged

932-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Henig & Benach, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 15th story, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin

Negative

Absent

## THE RESOLUTION:

(932-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Henig and Benach, lessees, filed, September 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 202-4 West 30th street and Nos. 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924, reads (Order No. 64900-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story, lessee occupying the 15th story as a manufacturing furrier, 40 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings;

and  
WHEREAS, petitioner contends that the partitions enclosing the entrance hall, offices and showrooms are constructed of ornamental sheet rock and are so arranged as to not interfere in any way with the sprinkler system, and requests the acceptance of these partitions as incombustible and proposes to remove all wooden partitions in the premises.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged

933-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Expert Cloak & Suit Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 5th story, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(933-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Expert Cloak & Suit Co., lessee, filed, September 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 202-4 West 30th street and 352-4 Seventh avenue, Borough of Manhattan; and WHEREAS, the order of the fire commissioner, dated September 24, 1924 (Order No. 64888-LD), reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story, lessee occupying the 5th story for the manufacture of cloaks and suits, 52 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions are so arranged as not to interfere in any way with the sprinkler system; that the partitions enclosing the entrance hall, office and showrooms are constructed of ornamental wood, and poses to back up the workroom and stockroom side of entrance hall and showroom partitions with approved fire-retarding material and proposes to remove all partitions constructed of combustible materials, excepting said partitions at entrance hall, office and showrooms.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

PETITIONER—Croker National Fire Prevention Engineering Co., for Lorber & Miller, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 14th story, rear, Manhattan.

## APPEARANCES—

For Petitioner: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE RESOLUTION:

(935-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Lorber & Miller, lessees, filed, September 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 202-4 West 30th street and 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924 (Order No. 64898-LD), reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story, lessees occupying the West 30th street section of the 14th story for the manufacturing of dresses, 22 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing the entrance hall and office are dwarf wooden partitions, 7 ft. high, with mesh wire to ceiling, and that there is no interference with the operation of the sprinkler system and proposes to back up the factory side of these partitions with approved fire-retarding material.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

936-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Fit Well Dress Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-204 West 30th street and 352-354 7th avenue, 5th story, rear, Manhattan.

## APPEARANCES—

For Petitioner: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.



# MINUTES

CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(936-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Fit Well Dress Co., lessee, filed, September 11, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 202-4 West 30th street and Nos. 352-4 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 24, 1924, reads (Order No. 64887-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, "L" shape, having a frontage of 38 ft. on Seventh avenue and a frontage of 46 ft. on West 30th street; OCCUPIED as a tenant factory, approximately 500 persons above the 1st story, lessee occupying the 30th street front of the 5th story for the manufacture of dresses, approximately 26 persons; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner proposes to back up with approved fire-retarding material the workroom side of the wooden partitions forming the office, and requests the acceptance, as incombustible, of the sheet rock partitions, extending to the ceiling between the two tenants on this story and forming also a part of the office and the vestibule.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, *on condition* that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 inches in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

952-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Hundys & Gross, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(952-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Hundys & Gross, lessees, filed, September 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner affecting premises No. 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 28, 1924, reads (Order No. 68823-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessee occupying the 15th story for the manufacture of skirts, 15 persons; EQUIPPED with a sprinkler system and interior fire alarm signal system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing the entrance hall, office and showrooms are constructed of ornamental wood and do not interfere in any way with the sprinkler system; and proposes to back up these partitions with approved fire-retarding material and remove any panels between these partitions and the ceiling, and propose further, to remove all other combustible partitions enclosing said entrance hall, office and showroom partitions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, *on condition* that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

953-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Lustberg & Lipschitz, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.



# MINUTES

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(953-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Lustberg & Lipschitz, lessees, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1924, reads (Order No. 68842-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessees occupying the westerly portion of the 7th story for manufacture of dresses, 14 persons; EQUIPPED with sprinkler system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing entrance hall, office and showrooms are constructed of ornamental wood and do not interfere in any way with the sprinkler system; and proposes to back up these partitions with approved fire-retarding material and remove any glass partitions between these partitions and the ceiling, and proposes, further, to remove all other combustible partitions except said entrance hall, office and showroom partitions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that the floor not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

PETITIONER—Croker National Fire Prevention Engineering Co., for J. Tenenbaum & Sons, lessees.  
EFFECT—Variation of labor law as cited in order of fire commissioner.

PLACES AFFECTED—1364-1370 Broadway, Manhattan.

ARRANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(954-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for J. Tenenbaum & Sons, lessees, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1924, reads (Order No. 68840-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessees occupying the entire 9th story and the northerly portion of the 10th story for the manufacture of millinery, 30 persons on the 9th story and approximately 10 persons on the 10th story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that there is a fireproof accommodation stairway between the 9th and 10th story workrooms; that the partitions on the 9th story, enclosing the entrance hall, office and showrooms, are constructed of ornamental sheet rock and do not, in any way, interfere with the sprinkler system; that the factory portion of the 9th story is separated from the remainder of the floor by a fireproof partition, and petitioner requests the acceptance of these sheet rock partitions as incombustible; and in regard to the 10th story, contends that the partitions in question are mostly wooden dwarf partitions 7 ft. to 8 ft. high, and that fireproof partitions separate the spaces occupied by the two tenants on this story.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that the exit door not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

955-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Fisher Millinery Corp., lessee.



# MINUTES

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin

Negative

Absent

THE RESOLUTION:

(955-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Fischer Millinery Corp., lessee, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1924, reads (Order No. 68836-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessee occupying the southerly portion of the 10th story for the storage and sale of millinery, approximately 10 persons; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that there is no manufacturing done on the premises; that the partition enclosing the portion of the floor occupied by petitioner is fireproof; that the partitions enclosing the office, showrooms and stockroom are ornamental wood partitions, approximately 8 ft. high, with plain glass panels to ceiling; petitioner proposes to remove the glass panels so that there will be no interference with the sprinkler system.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided, to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

956-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Sperling & Sperling, lessees

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin

Negative

Absent

THE RESOLUTION:

(956-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Sperling & Sperling, lessees, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1924, reads (Order No. 68828-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessee occupying the entire 13th story and the northern portion of the 14th story for the manufacture of costumes; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that there is a fireproof commodation stairway between the 13th and 14th stories and that the partitions on the 13th story enclosing the entrance hall, showrooms and office are constructed of ornamental sheet rock and do not, in any way, interfere with the sprinkler system, and requests the acceptance of the partitions as incombustible, and proposes to remove the combustible partitions; and in regard to the 14th story, tends that fireproof partitions separate the space occupied by the two tenants on this story, and that all other partitions in the loft in question are 8 ft. wooden dwarf partitions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided, to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior



# MINUTES

titions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

957-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Sedwitz & Rapport, Inc., lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(957-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Sedwitz & Rapport, Inc., lessee, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1924, reads (Order No. 68825-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and  
WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessee occupying the westerly portion of the 14th story for the manufacture of dresses, approximately 12 persons; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that there is a fireproof partition separating the spaces occupied by the two tenants on this story; that the partitions enclosing the entrance hall, showroom and offices are ornamental wood partitions, 7 ft. 6 in. high, with glass panels to the ceiling; petitioner proposes to cover the factory side of these partitions with approved fire-retarding material; remove the glass panels over these partitions, and proposes, further, to remove all other wooden partitions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective dis-

charge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

958-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Levay & Brox, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(958-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Levay & Brox, lessee, filed, September 15, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1364-70 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1924, reads (Order No. 68834-LD):

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and  
WHEREAS, the building is fireproof, 17 stories in height, 105 ft. 9 in. by 170 ft. in area; OCCUPIED as a tenant factory, approximately 400 persons above the 1st story, lessee occupying the westerly portion of the 11th story for the manufacture of skirts, approximately 15 persons; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that there is a fireproof partition separating the spaces occupied by the two tenants on this story; that the partitions enclosing the entrance hall, showrooms and offices are ornamental wood partitions, 7 ft. 6 in. high, with glass panels to the ceiling; petitioner proposes to cover the factory side of these partitions with approved fire-retarding material; remove the glass panels over these partitions, and proposes, further, to remove all other wooden partitions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant, the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partition subdivid-



# MINUTES

ing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

664-25-S.

PETITIONER—H. Davis & Son, lessee.

SUBJECT—Application for reopening—modification of resolution—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—240-246 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: George Davis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....

Negative ..... 5  
Absent ..... 0

THE RESOLUTION:

(664-25-S)

WHEREAS, H. Davis & Son, lessee, filed, June 26, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 240-46 West 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 19, 1925, reads (Order No. 77859-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, 100 ft. by 98 ft. 9 in. in area; OCCUPIED as a factory building, 45 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system, also stand-pipes. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupant of the 8th story, proposes to remove the centre cross partition; he contends that

the hardwood partitions, 7 ft. high, enclosing the women's dressing room on the west side, also the partitions of plaster boards on studs extending from floor to ceiling at north west corner of loft, is a very necessary adjunct to his business, and requests the board to permit them to remain intact and

WHEREAS, this petition was granted by the board at its meeting February 16, 1926, on certain conditions, and petitioner requested a modification of these conditions.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the existing plasterboard partitions of the 8th story enclosing the workroom at the northwest corner front of building, and the existing 3 in. block partition with self-closing hardwood doors at the northeasterly corner front of 8th story, and that all other non-fireproof partitions shall be removed; the entire premises shall be equipped with approved sprinkler system and the order comply with in all other respects.

RULES.

77-25-SR.

PETITIONER—National Automatic Sprinkler Association.

SUBJECT—Proposed amendments to Sprinkler Rules.

APPEARANCES—

For Petitioner: Ira G. Hoagland and Edward P. Boone.

For Administration: Inspector Maher and Inspector Carroll of fire department.

ACTION OF BOARD—Public hearing laid over May 25, 1926, at 2 p. m.

APPLIANCE SUBMITTED FOR APPROVAL

1296-24-SA.

PETITIONER—Asta Oil Burner Corp., for Chalmers Oil Burner Co. of Minneapolis.

SUBJECT—Approval of Chalmers Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Martin .....

Negative .....  
Absent .....

Adjourned 1 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING.

FRIDAY AFTERNOON, APRIL 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle, Chief Martin and Chief Kenlon.

PETITIONS FOR VARIATIONS.

880-25-S.

PETITIONER—Abraham Jacobs, for J. Heit, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, 2 p. m., on written request.

739-25-S.

PETITIONER—Edward P. Doyle, for Frank Doyle, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on written request.

1286-25-S.

PETITIONER—Patrick J. Murray, for Alice Hoffman, owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—17 East 54th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m.

1286-25-S.

PETITIONER—William F. Doyle, for 385 Madison Ave., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—385 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., for final disposition, to obtain further information regarding leases and to incorporate objections of building department.

1286-24-S.

PETITIONER—Samuel Rosenblum, for Max Abrahams, lessee.

SUBJECT—Application for reopening—amendment—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—12-14 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen and modify denied.

VOTE TO REOPEN AND MODIFY—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3

Absent: Chief Kenlon ..... 1

1286-25-S.

PETITIONER—Max J. Belmont, lessee.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—17 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed.

VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

## THE RESOLUTION—

(1331-25-S)

WHEREAS, Max J. Belmont filed, December 23, 1925, a petition for variation of the labor law, affecting premises 17 West 27th street, Manhattan; and

WHEREAS, petitioner failed to complete his papers, although duly notified to do so.

Resolved, that the petition be and it hereby is *dismissed* for lack of prosecution.

1286-25-S.

PETITIONER—Samuel Rosenblum, for Abraham L. Werner, et al., trustees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—736 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(1286-25-S)

WHEREAS, Samuel Rosenblum, for Abraham L. Werner, et al., trustees, owners, filed, December 14, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 736 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 17, 1925 (Order No. 87176-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the exterior stairway at the rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, \* \* \*";

and

WHEREAS, the building is fireproof, 11 stories in height, 24 ft. 3 in. by 107 ft. in area. OCCUPIED: 1st story, restaurant, and upper stories as tenant factory, manufacture of coats, suits, etc., 260 persons above the 1st story (the occupancy of the building above the 1st story to be limited to the capacity of the interior stairs); EQUIPPED with a fire alarm signal system. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of an iron platform connecting to the fire escape balconies on No. 738 Broadway, No. 740 Broadway and No. 440 Lafayette street; also an iron stair leads to the yard of No. 738 Broadway: ROOFS of adjoining buildings are six stories lower; and

WHEREAS, petitioner contends that the occupancy of the premises will be limited to the capacity of the stairway only; and contends, further, that the existing means of egress from the termination of the exterior screened stairway were accepted by the building department; and

WHEREAS, the exits were approved by the bureau of buildings for factory use under Alt. Application No. 3362-1916.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from termination of the standard, approved rear exterior screened stairway, on con-



# MINUTES

dition that iron platform and balconies shall be provided at the termination of the exterior screened stairway at 2nd story level, connecting with three buildings to the north by means of iron balconies; that the occupancy of the building shall be restricted to the legal capacity of the interior stairs only; that a separate and independent exit shall be provided from the store at the street level, independent of the main entrance to the building; and *granted* so long as conditions as to occupancy and use otherwise remain substantially unchanged.

1289-25-S.

PETITIONER—Samuel Rosenblum, for Arthur Mueller, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—780 Madison street, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION—

(1289-25-S)

WHEREAS, Samuel Rosenblum, for Arthur Mueller, owner, filed, December 14, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 780 Madison street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 14, 1925, reads (Order No. 82584-LD):

"1. Enclose the interior stairway at south side of building on 1st story with partitions of fire resisting material extending from floor to the underside of the 2nd story as per Rule 2, Board of Standards and Appeals, adopted July 29th, 1924.

"2. Arrange the fire escape on the west side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law.

"Note: No stairway from top balcony to roof.

"3. Provide a second means of exit from 4th story as per Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, three stories in height at front and four stories in height at rear, 20 ft. by 100 ft. in area, the four-story section being 28 ft. by 28 ft. in area. OCCUPIED: 1st story, showroom and shipping, 17 persons; 2nd story, manufacture of upholstered furniture, 15 persons; 3rd story, finishing, 1 person; 4th story, storage, no occupancy; EQUIPPED with a fire alarm signal system. EXITS: Two interior wooden stairways, extending from the 1st story to top story; enclosed in wooden partitions with wooden doors at openings; a 60 degree fire escape on the west wall of the building, having fireproof openings along the course thereof, extending from the top story balcony (with gooseneck ladder to roof) to the 2nd story balcony; with counterbalanced stair to side yard; with EGRESS from the termination of the fire escape by means of yard directly to the street; ROOFS of adjoining building to east one story higher; and

WHEREAS, petitioner contends that a second means of egress from the 4th story may be had by means of windows opening on roof of the three-story section and thence by means of gooseneck ladder leading to fire escape balcony at 3rd story, and contends, further, that the existing means of

exit are adequate for the small occupancy of the premises.

*Resolved*, that the board of standards and appeals do hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 2, only so far as it affects stairway from the top story balcony to roof; as to Item 3, *on condition* that a gooseneck ladder shall be provided from 3rd story balcony to roof level; and that the 4th story shall be maintained unoccupied and restricted to storage use only; as to Item 1, the petition be and it hereby is *denied*.

1308-25-S.

PETITIONER—Herbert Wilson, for 338 West 39th Street Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—338-340 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: William Walters.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION—

(1308-25-S)

WHEREAS, Herbert Wilson, for 338 West 39th Street Corporation, owner, filed, December 17, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 338-40 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 27, 1925, reads:

"6. Lights exceeding 720 square inches are contrary to the requirements of Section 264, Subd. 7c of the Labor Law."

and

WHEREAS, the building is fireproof, 12 stories in height, 50 ft. by 98 ft. 9 in. in area at 1st story and 50 ft. by 88 ft. 10 in. in area above. OCCUPIED: 1st story, store; 2nd story, factory occupancy above; 75 persons on each story;

WHEREAS, the petitioner proposes to use plate glass store windows at 1st story street front, the maximum to be 8 ft. 6 in. by 12 ft.; to be used for the display of merchandise.

*Resolved*, that the board of standards and appeals do hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, so far as it affects the show windows of store front on 1st story, *on condition* that the openings shall be enclosed with approved metal frames, glazed with 1/4 in. plate glass; and that the requirements of the labor law shall be complied with in all other respects.

1309-25-S.

PETITIONER—Herbert Wilson, for 348 West 36th Street Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—348 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: William Walters.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....



# MINUTES

## THE RESOLUTION—

(1309-25-S)

WHEREAS, Herbert Wilson, for 348 West 36th Street Corporation, owner, filed, December 17, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 348 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 24, 1925, reads (N. B. Applic. No. 565-1925):

"14. Windows should comply with Rule 503 of Industrial Code.";

WHEREAS, the building is fireproof, 12 stories in height, 25 ft. by 98 ft. 9 in. in area at 1st story and 25 ft. by 88 ft. 10 in. in area above. OCCUPIED: 1st story, stores; 2nd story occupancy above; 50 persons on each story; and

WHEREAS, the petitioner proposes to use plate glass for show windows at 1st story street front; the maximum size to be 8 ft. 6 in. by 10 ft. 6 in.; to be used for the display of merchandise.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the show windows of store fronts on 1st story level, on condition that the openings shall be equipped with approved metal frames glazed with 1/4 in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

PETITIONER—Raymond Irrera, for Frank Porsia, lessee.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—308 Hopkins avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Raymond Irrera.

For Administration: Inspector John R. O'Brien of health department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(980-25-S)

WHEREAS, Raymond Irrera, for Frank Suglia, owner, filed, September 29, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the health commissioner, affecting premises No. 308 Hopkins Avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the department of health reads: "At a meeting of the Board of Health of the Department of Health of The City of New York, held July 21, 1925, your application for a Sanitary Certificate for a cellar bakery at No. 308 Hopkins Avenue, Astoria, Long Island, in the Borough of Queens, was denied.";

WHEREAS, the building is of frame construction, one story cellar in height, 25 ft. by 52 ft. in area. OCCUPIED: 1st story, bakery; 1st story, two living apartments; the height of the bakery from floor to ceiling is 9 ft. 10 in.; the ceiling of the bakery is 1 ft. above curb level; the rear area is 6 in. above the bakery floor; the means of ventilation consisting of show windows, 2 ft. by 3 ft. in area, opening to yard;

WHEREAS, Calendar No. 125-24-S, requesting permit for a cellar bakery on these premises, was denied March 18, 1924, by the board under certain conditions claimed by the petitioner; and

WHEREAS, the petitioner has since increased the height of the bakery from floor to ceiling, and constructed a rear area extending 6 in. below bakery floor; the petitioner now contends that the bakery conforms to law with the exception of the height of bakery from floor to ceiling, which is only 2 in. under the required height.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the story height in the clear in the cellar bakery, on condition that no portion of the bakery shall be less than 9 ft. 10 in. in height; and that the requirements of the labor law, affecting the operation and conduct of this bakery, shall be complied with in all other respects.

PETITIONER—Herbert Wilson, for 335 West 38th Street Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—335-337 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: William Walters.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(1260-25-S)

WHEREAS, William G. Walters, for 335 West 38th Street Corporation, owner, filed, December 7, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 335-7 West 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 27, 1925 (N. B. Applic. 437-1925), reads:

"15. Lights exceeding 720 square inches in area are contrary to the requirements of Section 264, Subd. 7c of the Labor Law.";

and

WHEREAS, the building is fireproof, 12 stories in height, 50 ft. by 98 ft. 9 in. in area at 1st story and 50 ft. by 88 ft. 10 in. in area above. OCCUPIED: 1st story, stores; upper stories, light manufacturing, 75 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st story in the street wall of the building, glazed with 1/4 in. plate glass; the maximum area of the glass being 8 ft. 6 in. by 12 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the 1st story of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the show windows of the store fronts on 1st story level, on condition that the openings shall be equipped with approved metal frames and glazed with 1/4 in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.



# MINUTES

1285-25-S.

PETITIONER—Margon & Glaser, for Steinak Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—260-268 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Charles Jones.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

THE RESOLUTION—

(1285-25-S)

WHEREAS, Margon & Glaser, for Steinak Realty Corporation, owner, filed, December 12, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 260-68 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 4, 1925 (N. B. Applic. 524-25), reads:

"10. Windows should comply with the Section 264 of the Labor Law."

and

WHEREAS, the building is fireproof, 18 stories in height, 102 ft. 6 in. by 98 ft. 9 in. in area at 1st story and 102 ft. 6 in. by 88 ft. 9 in. in area above. OCCUPIED: 1st story, store; upper stories, offices, showrooms and manufacturing, 75 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st and 2nd stories, in the street walls of the building, glazed with  $\frac{1}{4}$  in. thick polished plate glass; the maximum area of the glass being 5,430 sq. in. on the 1st story and 9,792 sq. in. on the 2nd story; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower two stories of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects windows on street front on the 1st and 2nd stories, on condition that the openings shall be equipped with approved metal frames and the sash glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

908-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Estate of Levi P. Morton, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—110-116 Nassau street and 43-45 Ann street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(908-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Estate of Levi P. Morton, owner, filed, September 9, 1925, a petition for variation from the requirements of the labor law, as cited in the orders of the fire commissioner, affecting premises Nos. 110-116 Nassau street and Nos. 43-5 Ann street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 30, 1925, read (Order No. 81613-LD):

"1. Provide approved self-closing fire doors at openings leading to stairway at Ann St. side of building on all stories, opening outwardly so as not to obstruct the stairway, as per Sec. 271 of the Labor Law and Rule 507 of the Industrial Code.

"2. Reduce the area of wire glass in doors leading to stairhall enclosure at Ann St. side of building on all stories, so that same does not exceed 720 square inches and no one pane to exceed 360 square inches per Rule 505 of the Industrial Code."

(Order No. 81614-LD)

"1. Enclose the interior stairway at Nassau St. side of building serving as a required means of exit, at the landings, platforms, and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 ft. above the roof, \* \* \*";

and

WHEREAS, the building is fireproof, 12 stories in height, irregular in area; having a frontage of 33 ft. 6 in. on Ann street, 73 ft. on Nassau street and a maximum depth of 110 ft. EXITS: A fireproof stairway, in the Ann street section of the premises, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; an open fireproof stairway in the Nassau street section, extending from the 1st story to roof; ROOFS of adjoining buildings to east 5 stories lower, to north 7 stories lower; and

WHEREAS, petitioner proposes to rearrange all doors leading to the Ann street stairway so that they will swing into the stairway; to subdivide the glass panels, in doors leading into the stairway, so that no panel will exceed 360 sq. in. area; and requests the acceptance of the open stairway view of the proposed reduction of the number of persons engaged at factory work, proposing to limit this number to 25 persons; and

WHEREAS, a committee of the board inspected the premises and reports:

March 26, 1926

Re:—Cal. No. 908-25-S,

Premises:—110-116 Nassau Street and 43-45 Ann Street, Manhattan.

REPORT OF COMMITTEE:—

On March 25, 1926, the entire Board, consisting of Chairman Walsh, Chief Kenlon and Commissioners Guilfoyle, Connell and Holland, visited these premises regarding an order of the Fire Commissioner now before the Board for the enclosure of the stairs on the Nassau Street section.

The building is "L" shaped, running from Nassau Street around and through to Ann Street. The construction and partitions are of fireproof construction. In the Ann Street section of the building there are enclosed fireproof stairs. The stairway on the Nassau Street front is the main stairway of the building and is located directly beside the elevator shafts. The elevator shafts are enclosed with wire glass. The elevator shaftway at the roof is provided with a skylight.



# MINUTES

the full extent of the shaftway. The rear wall of the elevator shaftway has windows in it in the run of the shaft. The office doors opening into the hallway where not provided with self-closing devices should be so equipped.

The Board is of the opinion that, with the fire-fighting appliances as required by law installed and maintained and the absence of any combustible occupancy, the order might be waived, as the only way of complying with it would be to erect a vestibule enclosure for the full length of the main stairs on each floor, which would cut down the width of the corridor in each story and create an obstruction, and would not go for an orderly and direct egress in the event of an emergency dismissal, and as to erect the fireproof partition on the line with the stairway all doors to stairs would open in the run of the stairs overhanging the steps at the top and bottom of each flight, which could not be considered a safe proposition.

WILLIAM E. WALSH,  
JOHN KENLON,  
HENRY L. CONNELL,  
JAMES P. HOLLAND,  
JOHN GUILFOYLE.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that all doors on the corridors throughout the building shall be equipped with self-closing devices; that all transom and partition sash of corridors are made fireproof; that all fire-fighting appliances required by law shall be installed and maintained; and granted only so long as conditions as to occupancy and use remain unchanged.

10-25-S.

PETITIONER—Margaret C. Howard, lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—602 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: John M. Downes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief

Kenlon . . . . . 4

Negative: Commissioner Guilfoyle . . . . . 1

Absent . . . . . 0

THE RESOLUTION—

(1110-25-S)

WHEREAS, Margaret C. Howard, lessee, filed, October 28, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises No. 602 Madison avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 8, 1925, reads (Order No. 86009-LD):

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law; or

"Comply with conditions as stated in Calendar 1023-21-S of the Board of Standards and Appeals."

WHEREAS, the building is non-fireproof, five stories in area at 1st story, 25 ft. by 70 ft. in area at 2nd story and 25 ft. by 54 ft. in area above.

USED: 1st story, store, salesroom and stockroom, 2nd story, workroom, millinery and dresses, 22

persons; upper stories, living apartments. EXITS: An interior wooden stairway, extending from the 1st to top story (with iron ladder to scuttle in roof), enclosed on the 1st and 2nd stories in fireproof partitions with fire doors at openings; and on the upper stories enclosed in wood studs, lath and plaster, with wooden doors at openings; a fire escape on the rear of the building (having gooseneck to roof) extending from the top story balcony to rear yard; having fireproof windows on the course thereof, on the 1st and 2nd stories only; ROOFS of adjoining building, to north same height, to south 12 ft. higher; and

WHEREAS, under Cal. No. 1023-21-S, egress from the termination (in the yard) of the fire escape by means of an opening in the fence leading to the yard to the north, was accepted; this egress has been blocked by the construction of a three-story and a two-story extension to the building to the north, No. 604 Madison avenue; and

WHEREAS, petitioner proposes to connect the 2nd story fire escape balcony with the roof of the two-story extension (at the west) of No. 604 Madison avenue, and to provide an iron gooseneck ladder leading from extension roof to yard of premises No. 28 East 58th street, and also to extend the 3rd story fire escape balcony to the roof of the three-story extension (to the north) of No. 604 Madison avenue.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that balcony fire escape shall be provided at level of 2nd story, connecting with a bridge to be provided across the roof of extension of building to the west; that a 60 degree iron stair shall be provided from said balcony extension to the yard of 28 East 58th street, with egress therefrom through plain glass opening direct to the street; that the factory occupancy shall be restricted to the 2nd story; and that the rest of the building shall remain substantially unchanged as to occupancy and use; and that the conditions herein stipulated shall be in addition to any other conditions imposed by any former resolution adopted by this board on these premises.

1235-25-S.

PETITIONER—Charles A. Platt, for Vincent Astor, owner.

SUBJECT—Application for reopening—amendment—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—697 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Abel I. Smith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle . . . . . 4

Negative . . . . . 0

Absent: Chief Kenlon . . . . . 1

THE RESOLUTION—

(1235-25-S)

WHEREAS, Charles A. Platt, for Vincent Astor, owner, filed, December 2, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 697 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 30, 1925 (N. B. Applic. No. 538-1925), reads:

"1. Exits should comply with Sec. 270, Subd. 3 of Labor Law for all floors."

and



# MINUTES

WHEREAS, an application was filed in the bureau of buildings (N. B. 538-1925) for the construction of a five-story fireproof building, 25 ft. by 100 ft. in area at 1st story and 25 ft. by 88 ft. in area above; and under date of November 24, 1925, an amendment was filed to change the occupancy of the building as follows: Cellar, storage, 5 persons; 1st story, store, 25 persons; 2nd story to 5th story, showrooms, 25 per cent manufacturing, 30 persons per story; means of EGRESS to consist of an interior fireproof stairway, extending from 1st story to roof, enclosed in 6 in. terra cotta partitions with fireproof self-closing doors at openings; the proposed second means of EXIT to consist of a 24 in. wide exterior screened stairway on the rear of the building from the mezzanine floor to the roof, connected to fireproof building at the rear by bridge at the 3rd story level, building at the rear being under same ownership; it was proposed to have the store entrance door on the 1st story and the door from store to exit hall 3 ft. wide and swinging in; the cellar exits consist, in addition to the fireproof stairway to the 1st story, of an engineer's ladder to the sidewalk; there will be no heating plant in the cellar, heat being obtained from the adjoining premises; and

WHEREAS, this petition was denied by the board at its meeting March 2, 1926, and petitioner requested a reopening of his case on the basis of providing additional protection.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects direct egress from the second means of exit, *on condition* that the building shall not exceed a height of five (5) stories; that any industrial operation and occupancy shall be restricted to the conduct of the business of lessee of the premises for light needlework incidental to haberdashery or similar business; that an iron platform 6 ft. wide with railings not less than 6 ft. in height shall be constructed and maintained from termination of exterior screened iron stairway on rear of building leading directly to the building adjoining to the north, in the same ownership, with egress through fireproof passageway to public corridor of said adjoining building; that the occupancy of building shall be limited to the legal capacity of the interior stairs.

21-26-S.

PETITIONER—W. L. Rouse and L. A. Goldstone, for 15 East 53rd Street Corporation, owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—15 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: James A. O'Gorman, Jr.

ACTION OF BOARD—Petition reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(21-26-S)

WHEREAS, W. L. Rouse and L. A. Goldstone, for the 15 East 53rd Street Corporation, owner, filed, January 7, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 15 East 53rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered December 23, 1925, reads:

"5. Provide two exits remote from each other as per Section 270-3 of Labor Law.

"6. Provide two exits from cellar.

"7. Width of vestibule and exit doors leading to street may be not less than aggregate width of stairways leading to same (Section 270-5 of Labor Law). Fireproof stair enclosure in first story should be continued to building line.

"9. Front and rear windows should be fireproof windows as per Sec. 264-7 of Labor Law and Rule 5 of Industrial Code. Show complete compliance with same."

and

WHEREAS, the building is fireproof, nine stories in height, 25 ft. by 97 ft. 4½ in. in area on the 1st story and 25 ft. by 90 ft. ½ in. above. OCCUPIED: Cellar, storage, 5 persons; 1st story, stores, 30 persons; 2nd to 9th stories, loft, offices and showrooms, with 25 per cent manufacturing, 30 persons per story, the building being equipped with a sprinkler system; the means of egress consisting of two interior stairways, adjoining each other in a central shaft with landing on the 1st story, one in the open corridor and other in the open vestibule leading to street; the means of egress from the cellar consisting of an interior stairway leading to the 1st floor store; and

WHEREAS, the petitioner contends that the access doors to the stairways are 25 ft. apart; owing to the small size of the building the doors to the stairs on the rear are 25 ft. from the rear and at the front 45 ft. from the front wall; that the area of the cellar is less than 1,800 sq. ft.; that the cellar is only used for storage; that the vestibule is an open one with no doors at street; the partition between vestibule and store will be of metal and wire glass; that the vestibule is only 14 ft. in length and the opening to street is 4 ft. 9 in. in width; that the occupancy of building will be small, approximately one-quarter of the capacity of the stairs, and petitioner requests acceptance of the plate glass of large area in the show windows on 1st and 2nd stories and the center window in the street front in the 3rd to 9th story, inclusive; and

WHEREAS, this petition was denied by the board at its meeting March 16, 1926, and petitioner requested a reopening of the case.

*Resolved*, that the board of standards and appeals hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front of four (4) lower stories, *on condition* that the openings shall be equipped with approved metal fire glazed with ¼ in. polished plate glass; and that the decision of the superintendent of buildings, Items 5, 6, 7 and remainder of Item 9, be *affirmed*, and that the petition on these items be *denied*.

1588-21-S.

PETITIONER—Samuel Rosenblum, for Lawrence H. Co., owner.

SUBJECT—Application for reopening—amendment—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—2-6 East Broadway, 10-12 Greene street and 18-19 Chatham square, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resubmitted.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1



# MINUTES

## THE RESOLUTION:

(1588-21-S)

WHEREAS, Charles B. Meyers, for Lawrence Holding Co., owner, filed, December 7, 1921, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 2-6 East Broadway, 10-12 Catherine street and 18-19 Chatham square, Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Provide an exterior screened iron stairway on the south side of building as per Section 79B-1 of the Labor Law, not less than 44 ins. in width extending from ground to roof, with a balcony on each floor and an independent means of egress from its lowest termination by means of an open court or courts or a fireproof passageway leading to the street, constructed as per Section 79F-10 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 79B-1 of the Labor Law."

and  
WHEREAS, the building is fireproof, ten stories in height, 7 ft. by 61 ft., irregular in area. OCCUPIED: 2nd story, mfg. raincoats, 25 persons; 3rd story, mfg. clothing, 30 persons; 4th story, mfg. clothing, 15 persons; 5th story, mfg. clothing, 55 persons; 6th story, mfg. coats, 55 persons; 7th story, mfg. pants, 60 persons; 8th story, mfg. coats, 30 persons; 9th story, mfg. pants, 60 persons; 10th story, mfg. coats, 50 persons; the building being equipped with a sprinkler system and a fire alarm signal system; the means of egress consisting of an interior stairway extending from the 1st story to the roof, enclosed in brick partitions with flame doors at openings; a fire escape on the Catherine street front of the building; two fire escapes on the East Broadway front of the building; a fire escape on the Chatham square front of the building, with fireproof windows along the course of the fire escapes; balconies being connected by 5 degree screened stairs; and

WHEREAS, petitioner contends that on March 5, 1914, the owners of the property complied with the orders of the department of labor requiring reconstruction of windows along the course of the fire escapes and provided counterbalanced stairs to the street and that the work was done and the orders dismissed and this would indicate that the fire escapes were considered a second means of egress; and

WHEREAS, this petition was granted by the board at its meeting May 2, 1922, on certain conditions, and owner, through his representative, Samuel Rosenblum, requested a reopening of the case and a modification of the resolution. Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a counterbalanced stairway shall be provided from the lowest balcony of each fire escape to the street; that the sash on windows opening to the 2nd story balcony, north and Chatham square front, be replaced with metal frames and sash, glazed with wire glass, sash made self-closing, the opening to this fire escape, 2nd to 9th stories to be provided with fireproof self-closing casement door; that a wet sprinkler system, fire alarm system and a monthly fire drill shall be installed and maintained; and that the occupancy shall not exceed 65 persons on any one floor.

## APPLIANCES SUBMITTED FOR APPROVAL.

63-25-SA.

PETITIONER—The Phister Manufacturing Company.  
SUBJECT—Approval of Phister Carbon Tetrachloride Fire Extinguisher.

APPEARANCES—

For Petitioner: K. D. Frisby.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m. for report and test and submission to standard laboratories.

1310-25-SA.

PETITIONER—Westinghouse Electric & Manufacturing Company.

SUBJECT—Approval of Westinghouse Electric Manufacturing Voltmeters and Milliameters, Type BA-CA.

APPEARANCES—

For Petitioner: M. A. Zeek.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m. for report and test by fire department.

671-25-SA.

PETITIONER—W. D. Allen Mfg. Company, owner.

SUBJECT—Approval of 2½-Inch Angle Hose Valve.

APPEARANCES—

For Petitioner: Andrew L. Boekner.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon

Negative ..... 0  
Absent ..... 0

1036-22-SA.

PETITIONER—The Maxon Premix Burner Company.

SUBJECT—Application for reopening—approval—Maxon Oil Burner (New Style).

APPEARANCES—

For Petitioner: Gerald Fitzgerald, Edward J. Conlan.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

1191-24-SA.

PETITIONER—Socony Burner Corporation.

SUBJECT—Application for reopening—amendment—approval of Socony Arrow Oil Burner Pump and Fan Set.

APPEARANCES—

For Petitioner: Milton A. Powers, John Joseph Cosgrove.

ACTION OF BOARD—Request to reopen and modify denied.

THE VOTE TO REOPEN AND MODIFY—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

752-25-SA.

PETITIONER—Fellinger & Hebbard, Inc.

SUBJECT—Approval of Toro Emergency Gas Shut-off Valve.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon ..... 4  
Negative: Commissioner Guilfoyle ..... 1  
Absent ..... 0

THE RESOLUTION:

(752-25-SA)

WHEREAS, Fellinger & Hebbard, Inc., filed, July 17, 1925, a petition for approval of their device known as the Toro Emergency Gas Shut-off Valve; and

WHEREAS, a committee of the board inspected this device in operation and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Toro Emergency Gas Shut-off Valve for use when installed and equipped in accordance with the gas shut-off rules of the board of standards and appeals.



# MINUTES

503-24-SA.

PETITIONER—The Kinney Manufacturing Company.  
SUBJECT—Approval of Kinney Rotating Plunger Pump.  
APPEARANCES—

For Petitioner: E. F. Bender.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(503-24-SA)

WHEREAS, the Kinney Manufacturing Co. filed, April 9, 1924, a petition with the board of standards and appeals for approval of their device known as the Kinney Rotating Plunger Pump; and

WHEREAS, this pump is of standard mechanical construction and has received the approval of the Underwriters' Laboratories.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Kinney Rotating Plunger Pump for use in conjunction with the equipment and installation of fuel oil burning plants, when installed and operated in accordance with the fuel oil rules of the board of standards and appeals.

513-25-SA.

PETITIONER—American Machine & Foundry Company.  
SUBJECT—Approval of Rotary Vacuum Pump.  
APPEARANCES—

For Petitioner: C. E. Anderson.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(513-25-SA)

WHEREAS, the American Machine and Foundry Company filed, May 7, 1925, a petition with the board of standards and appeals for approval of their device known as the Rotary Vacuum Pump for use with fuel oil burning installations; and

WHEREAS, this device is of standard mechanical construction.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the American Machine and Foundry Co. Rotary Vacuum Pump for use in conjunction with fuel oil burning equipment *on condition* that all the moving parts in contact with oil shall be constructed of brass or bronze.

1060-25-SA.

PETITIONER—American Machine & Foundry Company.  
SUBJECT—Approval of Rotary Pressure Pump.  
APPEARANCES—

For Petitioner: C. E. Anderson.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon .....  
Negative .....  
Absent .....

THE RESOLUTION:

(1060-25-SA)

WHEREAS, the American Machine and Foundry Co. filed, May 7, 1925, a petition with the board of standards and appeals for approval of their device known as the Rotary Pressure Pump for use with fuel oil burning installations; and

WHEREAS, this device is of standard mechanical construction.

*Resolved*, that the board of standards and appeals do hereby *approve* the device known as the American Machine and Foundry Co. Rotary Pressure Pump for use in conjunction with fuel oil burning equipment *on condition* that all the moving parts in contact with oil shall be constructed of brass or bronze.

337-22-SA.

PETITIONER—Elkhart Brass Co.  
SUBJECT—Approval of Elkhart Brass Company Siamese Connection.  
APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon .....  
Negative .....  
Absent .....

THE RESOLUTION:

(337-22-SA)

WHEREAS, the Elkhart Brass Co. filed, February 21, 1926, a petition with the board of standards and appeals for approval of their device known as the Elkhart Brass Siamese Connection; and

WHEREAS, the device was submitted to the fire department for test and report, and under date of March 26, 1926, fire commissioner reported the device as improved for approval.

*Resolved*, that the board of standards and appeals do hereby *approve* the Elkhart Brass Company's Siamese Connection in accordance with the report of the fire department dated March 26, 1926, *on condition* that this siamese fitting shall be marked and identified by cast raised lettering the top of the siamese in 1 in. letters, not less than 1/8 in height; that this device shall be maintained in accordance with siamese specifications of the standpipe rules of the board of standards and appeals; and that the approval of device by this board shall be identified by trade-mark of manufacturer, including "B'd S&A 337-1922".

Adjourned 6.20 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, APRIL 27, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, on Tuesday morning, April 20, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, April 20, 1926, were approved as printed in the Bulletin, No. 17, Vol. XI.



# MINUTES

## APPEALS FROM ADMINISTRATIVE ORDERS.

764-25-A.  
APPELLANT—George Keister, for Earl Carroll Realty Corp., owner.  
SUBJECT—Appeal from decision of superintendent of buildings and order of fire commissioner.  
PREMISES AFFECTED—158-166 West 50th street and 753-759 7th avenue, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m.

204-25-A.  
APPELLANT—Crocker National Fire Prevention Engineering Co., for S. Danziger, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—87-93 Columbia street, Brooklyn.  
APPEARANCES—  
For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., to produce certificate of occupancy.

212-25-A.  
APPELLANT—Capitol Theatre Co., Inc., lessee.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—280 Broadway, West New Brighton, Richmond.  
APPEARANCES—  
For Appellant: G. E. Johnston.  
ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of appellant's representative.

26-A.  
APPELLANT—Isidore Henigstein and Pearl Reis, owners.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—1512 Plimpton avenue, The Bronx.  
APPEARANCES—  
For Appellant: Pearl Reis.  
ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of appellant's representative.

25-A.  
APPELLANT—Twenty Men, Inc., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—24 East 22nd street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Appeal dismissed for lack of prosecution.  
THE VOTE TO DISMISS—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

THE RESOLUTION:  
(296-25-A)  
WHEREAS, Cross & Brown Company, for Twenty Men, Incorporated, owner, filed with the board of standards and rules an appeal from order of the fire commissioner, affecting the premises 24 East 22nd street, Manhattan; and  
WHEREAS, the appellant has failed to complete the papers though duly notified to do so.  
Resolved, that the foregoing appeal be and it hereby is dismissed for lack of prosecution.

2-A.  
APPELLANT—Morris Schwartz, for Shea Theatre Corp., owner.  
SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, Manhattan.

APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(29-26-A)

WHEREAS, Morris Schwartz, for Shea Theatre Corporation, owner, filed, January 11, 1926, an appeal from an order of the fire commissioner, affecting premises 111-117 East Houston street and 229 Chrystie street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 23, 1925 (Order No. 61-A), reads:

"1. Provide a new suction tank of steel or concrete to supply fire pump in basement. Capacity to be 5,000 gallons.

"Chapter 5, Article 25, Section 524, Code of Ordinances."

and

WHEREAS, the building is fireproof, eight stories in height, 86 ft. by 155 ft. in area. OCCUPIED: Houston street front, preparatory school, 66 persons per story, and the remainder of the premises as a theatre; orchestra, 920 persons; 1st balcony, 536 persons; 2nd balcony, 485 persons; roof garden portion, orchestra, 735 persons; balcony, 246 persons; the theatre having a total capacity of 1,941 persons and the roof garden a total capacity of 981 persons; and

WHEREAS, applicant proposes to omit the required suction tank to supply the fire pump, contending that the present 2 in. supply pipe taken directly from the 20 in. street main affords an adequate supply; and

WHEREAS, the fire department representative at the hearing reported that there is not a sufficient or adequate water supply, without the tank supply, for use and operation of fire lines when required.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1327-25-A.

APPELLANT—William F. Doyle, for Redwood Garage Corp., lessee.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—2227 Webster avenue, The Bronx.

APPEARANCES—

For Appellant: William F. Doyle.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1327-25-A)

WHEREAS, Wm. F. Doyle, for Redwood Garage Corp., lessee, filed, December 21, 1925, an appeal from a decision of the fire commissioner, affecting premises 2227 Webster avenue, The Bronx; and

WHEREAS, the decision of the fire commissioner, dated December 1, 1925, reads:

"With reference to your application, dated October



# MINUTES

26, 1925, for a permit to conduct business at above premises—2227 Webster Ave. (motor vehicle repair shop)—this location appears to be shown on the use district map accompanying the building zone resolution of the Board of Estimate and Apportionment as a business district. Inasmuch as you are conducting or propose to conduct a business which is prohibited use at this location, your application is denied.

"No further consideration can be given unless the Superintendent of Buildings having jurisdiction advises or certifies that the business conducted or proposed to be conducted is a lawful one at this location.

"Be further advised that the occupancy as above noted without a permit from the Fire Commissioner is in violation of the Code of Ordinances and subject to penalty."

and

WHEREAS, the building is non-fireproof, three stories in height, 102 ft. by 172 ft. in area; OCCUPIED as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the appellant contends that the minor auto repair work done on the 1st story of the Webster avenue front consists of greasing cars, repairing motors, replacing old parts; that there is no heavy machinery other than a one-half horsepower electric drill used on the premises.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so far as it affects the lowest story, street grade, on the Webster avenue frontage for minor repairs and adjustments of manual operation incidental to the conduct and operation of a public garage, on condition that no motor-driven machinery be employed other than a one-half horsepower drill; no anvil, forges or devices of open flames shall be used in the conduct of such work; and that the stipulations of resolution under Cal. No. 89-24-BZ otherwise shall be complied with in all respects.

35-26-A.

APPELLANT—C. E. Hicks, for New York Dock Company, owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—West side of Van Brunt street, 58 ft. 2 in. south of Harrison street, Warehouse No. 137, Brooklyn.

APPEARANCES—

For Appellant: G. A. Eweler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(35-26-A)

WHEREAS, C. E. Hicks, chief engineer, for New York Dock Company, owner, filed, January 14, 1926, an appeal from an order of the fire commissioner, affecting premises on west side of Van Brunt street, 58 ft. 2 in. south of Harrison street, Warehouse No. 137, foot of Harrison street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 14, 1925 (Order No. 87818-F), reads:

"Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, seven stories (87 ft. 3 in.) in height, 59 ft. 1 in. by 170 ft. (10,044 sq. ft.) in area; OCCUPIED as a storage warehouse, not more than 6 persons in the building at any time; used for the storage of cocoa beans, nutmegs and hides since 1885; and

WHEREAS, the appellant contends the building is of slow burning semi-mill construction; that the use is restricted by the New York Fire Insurance Exchange to the storage of non-inflammable and incombustible commodities; that watchmen are on duty all day and night; and that the occupancy is small.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be not increase in height, area or dimension; that there shall be no heating appliance or apparatus maintained in the premises; that no hazardous storage or material shall be maintained on the premises; and granted only so long as conditions as to operation and use shall otherwise remain substantially unchanged.

66-26-A.

APPELLANT—William Higginson, for Anable Avenue Factory Corp., owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—East side of Pearson street, 280 ft. north of Creek street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: C. Higginson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	
Chief Kenlon .....	
Absent .....	

THE RESOLUTION:

(66-26-A)

WHEREAS, William Higginson, for Anable Ave. Factory Corp., owner, filed, January 25, 1926, an appeal from order of the fire commissioner, affecting premises east of Pearson street, 280 ft. north of Creek street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 5, 1926, reads:

"Order No. 88586-F—

"Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto."

and

WHEREAS, the building is fireproof, four stories (54 ft. in.) in height, 240 ft. by 88 ft.; 21,120 sq. ft. in area. OCCUPIED: 1st story, storage of plumbing supplies; 2nd and 4th stories, vacant; proposed future occupancy factory and

WHEREAS, the appellant contends that the building is equipped with an automatic sprinkler system; that the building is fireproof and provided with five stairways.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

40-25-A.

APPELLANT—Acton Gas Stations, Inc., lessee. SUBJECT—Application for reopening—extension of permit (re: order of fire commissioner).

PREMISES AFFECTED—Spuyten Duyvil parkway, 227th street, The Bronx.



# MINUTES

## APPEARANCES—

For Appellant: Edward Morris.

ACTION OF BOARD—Appeal reopened and permit extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(40-25-A)

WHEREAS, The Acton Gas Stations, Inc., lessee, filed, January 9, 1926, an appeal with the board of appeals from an order of the fire commissioner, affecting premises Spuyten Duyvil parkway and West 227th street, The Bronx; and

WHEREAS, the order of the fire commissioner reads:

"Referring to your application for a permit to maintain an oil storage plant for the storage of gasoline, at the above address, your attention is respectfully invited to Section 111-5, Chapter 10, Code of Ordinances, which reads in part as follows:

"All storage tanks comprising or forming part of an oil storage plant shall be buried so that the tops thereof shall be at least 2 ft. below the grade level.

"Inspection of the above premises shows the following conditions exist:

"1. Tanks are not buried. Section 111-5, Chapter 10, Code of Ordinances.

"3. One tank exceeds the maximum capacity permitted in Section 111-5, Chapter 10, viz., 100,000 gals.

"4. The total capacity of the group of tanks for which permit is requested exceeds the maximum quantity permitted, viz., 250,000 gals. Chap. 10, Section 111-5, Code of Ordinances."

nd

WHEREAS, the premises consist of a plot of ground along the Harlem Ship Canal, upon which is located, 30 ft. from each other, two steel gasoline storage tanks (cross connected with a 6 in. pipe) of respectively 200,000 and 75,000 gallons capacity; and

WHEREAS, applicant contends that there are no buildings within 5,000 ft. of the location and proposes to increase the height of the ½ in. steel wall forming the pit around the tanks to a point so that the pit will be of such a capacity as to take care of the contents of the tank; and

WHEREAS, a committee of the board inspected the premises and reported:

April 28th, 1925.

Cal. No. 40-25-A.

Premises—Spuyten Duyvil Parkway,  
& West 227th St., The Bronx.

## REPORT OF COMMITTEE:

A Committee of the Board, consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Holland and Connell, on April 23rd, 1925, visited the above premises under appeal, on an objection of the Fire Department as to location of the proposed gasoline oil storage.

There are two (2) existing tanks, used for a number of years, from record, for the storage of oil. They are located on the neck of land projecting into the Spuyten Duyvil Creek of the Harlem Ship Canal, formerly a part of the now discontinued Johnston Iron Works, which land has been taken over by the State.

All buildings and structures from the Creek to the next nearest public roadway, a distance of at least 500 feet or more, have been entirely demolished or removed. There is no structure of any nature that would be involved and as a result, the tanks are isolated from any improvement, structure or condition that would be impaired or adversely affected by any fire menace or hazard, and as the use is temporarily subject to notice

of removal, the Committee recommends the granting of a temporary permit for one (1) year, on condition that reasonably sufficient excess capacity be provided in the nature of surrounding enclosure reservoir, equal in capacity to not less than one-half of the capacity of the tank in each case, to retain and control any leakage or discharge.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
JAMES P. HOLLAND,  
HENRY L. CONNELL.

and

WHEREAS, the board granted this appeal under date of April 28, 1925, the resolution reading:

"Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, for a temporary period of one (1) year from the date of this action, on condition that a dike wall shall be constructed outside of each tank, providing thereby a reservoir, equal in capacity to not less than 50 per cent of the tank itself. \* \* \*";

and

WHEREAS, a letter was filed alleging a violation of the resolution and requesting a revocation of the action of the board of April 28, 1925; and

WHEREAS, a hearing was held on this request at the meeting of the board February 23, 1926, and a representative of the fire prevention bureau reported that the premises and the conditions thereon complied with the resolution adopted by the board April 28, 1925, and that he recommended the issuance of a permit; and

WHEREAS, this appeal was granted by the board under date of April 28, 1925, on certain conditions, and appellant requested a modification of the time limit imposed.

Resolved, that the board reaffirm its action of April 28, 1925, and that the request to revoke the permit is denied; and that the temporary period be extended for one year from this date, April 27, 1926.

## BUILDING ZONE CASES.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Eveleth, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Inwood avenue and Macombs road, The Bronx.

## APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., on request of appellant.

907-25-BZ.

APPLICANT—George M. McCabe, for Elena E. Goodale, Lina Ettlinger and Pauline H. Drew, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e, 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Ogden avenue, 75 ft. north of West 166th street, The Bronx.

## APPEARANCES—

For Applicant: George M. McCabe.

For Opposition: William B. Hogan.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of appellant.



# MINUTES

1267-25-BZ.  
APPLICANT—Thomas I. Sheridan, for Louis Kramer, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit the alteration and change of occupancy of a building formerly used as a stable to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—308 West 124th street and 266-272 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: Timothy J. Healy.

For Opposition: Andrew R. McLean, Robert C. Brinkhahn and Charles B. Meyers.

ACTION OF BOARD—Laid over to May 4, 1926, at 2 p. m., on request of appellant's representative.

1144-24-BZ.

APPLICANT—John J. Dunnigan, for Thomas Keenan, owner.

SUBJECT—Application for reopening—previously dismissed for lack of prosecution (re: application from decision of superintendent of buildings) to permit in a business district the erection and maintenance of a public garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—560-562 11th street, Brooklyn.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call, May 11, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

1066-25-BZ.

APPLICANT—Daniel Campbell, Jr., for Roland Lievendag, owner.

SUBJECT—Application for approval of plans (re: decision of superintendent of buildings), under section 7-g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northwest corner of Queens avenue and 24th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Daniel Campbell, Jr.

For Opposition: None.

ACTION OF BOARD—Plans approved as conforming with resolution of board.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

1120-25-BZ.

APPLICANT—John J. Dunnigan, for Folpad Realty Corp., owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Southwest corner of Atlantic avenue and Howard avenue, Brooklyn.

APPEARANCES—

For Appearances: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland, Guilfoyle and Chief Kenlon .....

Negative: Chairman Walsh and Commissioner Connell .....

Absent .....

THE RESOLUTION:

(1120-25-BZ)

WHEREAS, John J. Dunnigan, for Folpad Realty Corporation, owner, filed, October 29, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Atlantic avenue and Howard avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue, west of a point 100 ft. west of Howard avenue, is in an unrestricted district; and that Atlantic avenue, east of Howard avenue, is in a business district, and that Howard avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered October 16, 1925, reads:

"1. A Gasoline station may not be permitted in a business district. Appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consist of a plot of ground, 100 ft. by 100 ft. in area, upon which it is proposed to install a gasoline selling station, including two 550-gallon tanks, pumps, etc.; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution, on the ground of unnecessary hardship or practical difficulty, the basis offered for consideration of variance of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application and it hereby is denied.

38-26-BZ.

APPLICANT—John J. Dunnigan, for Alfred B. Maclay, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 7c of the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2044-2086 Webster avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Max L. Kantrowitz, Max Silberman, Dominick Constable and Max Bloch.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(38-26-BZ)

WHEREAS, John J. Dunnigan, for Alfred Maclay, filed, January 15, 1926, an application, under the building zone resolution, to permit in a business district the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.



# MINUTES

zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises 2044-2086 Webster avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue is in a business district, and that Park avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 28, 1925, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in an unrestricted district extending into a business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 241.28 ft. on Park avenue and 251.03 ft. on Webster avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was entitled to consideration under section 7e and 7c of the building zone resolution on the ground that there was a non-conforming use in the nature of the stable on the premises prior to the adoption of the zoning resolution, permit for which is still in force.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed garage shall be limited in height on the Webster avenue front for a depth of 100 ft. therefrom to a one-story structure above grade; that the roof shall be ventilated with movable louvre skylights, glazed with plain glass, protected with wire guards above and below; that the rear wall of the Park avenue section above roof of Webster avenue section shall be finished in light-colored face brick; that the front elevation on both street fronts shall be finished in face brick, with architectural terra cotta or stone trimmings; that there shall be no roof signs erected and no advertising permitted on the Webster avenue front of the building, other than one projecting electric sign, indicating the title of the garage; that any openings in the rear wall of the Park avenue section shall be glazed with wire glass; that the building shall be constructed fireproof throughout; that the gable walls shall be unpierced throughout their entire height and length; that any gasoline storage equipment installed shall be located on the Park avenue front of the structure; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

1134-25-BZ.

APPLICANT—Edward P. Doyle, for Morris Levine, owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings), under section 7g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board under section 7e).

PREMISES AFFECTED—861-863 Park avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon ..... 4  
Negative ..... 0  
Absent: Commissioner Holland..... 1

## THE RESOLUTION:

(1134-25-BZ)

WHEREAS, Edward P. Doyle, for Morris Levine, owner, filed, November 5, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 861-863 Park avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue, Summer avenue and Ellery street are all in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 4, 1925, reads:

"The proposition is therefore contrary to the Zone Resolution, Art. II, Sec. 4a 15.

"The erection of a garage for more than five motor vehicles in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 55 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant has filed the verified and duly acknowledged consents of 83 per cent of the affected property owners within the area fixed by the board, under the requirements of section 7, subdivision G.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be constructed fireproof throughout; that the height of the building shall not exceed two (2) stories above grade; that the gable walls shall be unpierced throughout their entire height and length; that the rear wall projecting easterly beyond the easterly gable wall of the Ellery street garage shall be unpierced throughout its entire height and length; no gasoline storage equipment shall be installed or maintained in this section of the structure; no signs or advertising of any nature or description shall be displayed on the structure other than one projecting electric sign on the street front; that the front elevation shall be finished in face brick, with architectural terra cotta or stone trimmings; all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

155-26-BZ.

APPLICANT—William F. Doyle, for Minnie Peck and Dr. Edward J. Smith, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2339-2357 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Joseph Nemerov, Morris Peller, J. Duffield Prince and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(155-26-BZ)

WHEREAS, Wm. F. Doyle, for Minnie Peck and Dr. Edw. J. Smith, owner, filed, Feb. 25, 1926, an application, under the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2339-2357 Bedford avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue and Tilden avenue are both in business and unrestricted districts, and that Lott street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 19, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 4, A, 15.

"The erection of a garage for more than five cars partly in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 158 ft.  $3\frac{1}{4}$  in. and a depth of 91 ft.  $8\frac{7}{8}$  in. and 102 ft.  $3\frac{3}{8}$  in., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was entitled to relief under sections 7c and 21 of the building zone resolution, the premises in question being divided by the unrestricted and business district boundary line.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed two stories in height above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that the exterior finish of the rear and gable walls shall be finished in light-colored face brick; that the corner formed by the intersection of Tilden avenue and Bedford avenue on the 1st story grade shall be developed and maintained for store or office use; that there shall be no vehicular exit or entrance within the business use area of the plot, and there shall be no gasoline storage equipment installed within the business use area of the plot; that the necessary and required pedestrian exits shall be provided on the street fronts of the building; that the street fronts shall be finished with face brick, architectural terra cotta or stone trimmings; that there shall be no roof signs erected or maintained and no advertising of any nature or description within the business use area; all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1123-25-BZ.

APPLICANT—Joseph Paroscandola, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit the extension from a business into a residence district of a proposed theatre building.

PREMISES AFFECTED—292-294 Court street, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: William F. Reynolds, Alfred J. Regall, I. Goldfarb and others.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1  
Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1123-25-BZ)

WHEREAS, Joseph Paroscandola, owner, filed, October 29, 1925, an application, under the building zone resolution, to permit the extension from a business into a residence district of a proposed theatre building; premises 292-294 Court street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Court street is in a business district; and that Tompkins place and Degraw street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings rendered July 25, 1925, reads:

"Proposed extension of an existing motion picture theatre in a residential district is contrary to Art. II Sec. 3, Zoning Resolution, and is hereby denied."

and

WHEREAS, the proposed extension building is of fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 112 ft.; to be occupied as a motion picture theatre; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7c of the building zone resolution, as this section does not apply, and that there would not be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution, except to the property owners of the residence use street that it is proposed to invade.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1233-25-BZ.

APPLICANT—James L. McDonald, for John McDonald, Jr., owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—224 Brighton avenue, Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: James L. McDonald.

For Opposition: C. F. Smith, F. H. Smith, Annie M. Smith and Mrs. Ross.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....  
Negative: Chairman Walsh, Commissioners Connell and Holland .....  
Absent: Chief Kenlon.....

## THE RESOLUTION:

(1233-25-BZ)

WHEREAS, James L. McDonald, for John McDonald, owner, filed, October 2, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline selling station; premises 224 Brighton avenue, Tottenville, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hylan boulevard and Brighton avenue are both in residence districts; and



# MINUTES

WHEREAS, the decision of the fire commissioner, rendered October 19, 1925, reads:

"1. A gasoline service station may not be permitted in a residence or business district. Appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Brighton avenue and 99 ft. on Hylan boulevard, upon which it is proposed to install the necessary tanks, pumps and piping for a gasoline selling station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1319-25-BZ.

APPLICANT—Louis F. Waillant, for Antonio Carrano, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7a of the building zone resolution, to permit in a business district the alteration, extension and enlargement of a building used as a junk shop and for the storage of rags and paper.

PREMISES AFFECTED—47-49 Kingsland avenue, Brooklyn.

APPEARANCES—

For Applicant: Louis F. Waillant.

For Opposition: Mary Petrucci and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1319-25-BZ)

WHEREAS, Louis F. Waillant, for Antonio Carrano, owner, filed, December 19, 1925, an application, under the building zone resolution, to permit in a business district the alteration, extension and enlargement of a building used as a junk shop and for the storage of rags and paper; premises 47-49 Kingsland avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kingsland avenue, Withers street and Jackson street are all in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1925, reads:

"1. Storage of junk not permitted in a business district. Art. II, Sec. 4 (a 20) of Zone Resolution. Above application is therefore denied.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. and a depth of 46 ft. 10 in.; to be occupied as a junk shop and for the storage of paper and rags; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7a of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the corner structure 25 ft. by 46 ft., substituting for the existing frame structure a brick structure not over two stories in height, on condition that there shall be no signs or advertising displayed on the premises, other than one flat

wall sign indicating the name of the owner or operator; that the front elevation shall be finished as to material and texture in strict accordance with the adjoining abutting structure; that all permits necessary for the prosecution of the work shall be obtained within six months and the work completed within one year from the date of this action.

1323-25-BZ.

APPLICANT—William F. Regan, for Marie Bausmann, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—4621 Proctor street, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: William F. Regan and Mr. Bausmann.

For Opposition: Henry A. Giesler.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1323-25-BZ)

WHEREAS, William F. Regan, for Marie Brausmann, owner, filed, December 21, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 4621 Proctor street, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Proctor street and Central avenue are in business districts; and

WHEREAS, the decision of the fire commissioner, rendered October 26, 1925, reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the plot is irregular in area, having a frontage of 111 ft. on Central avenue and a frontage of 84 ft. on Proctor street; it is proposed to erect thereon tanks, pumps and necessary piping to complete a gasoline selling station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

20-26-BZ.

APPLICANT—Walter B. Wills, for Frank Hartman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1219-1223 Putnam avenue, Brooklyn.

APPEARANCES—

For Applicant: Clifford Wills.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(20-26-BZ)

WHEREAS, Walter B. Wills, for Frank Hartman, owner, filed, January 7, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1219-1223 Putnam avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Putnam avenue is in a residence district; that Evergreen avenue is in a business district, and that Central avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 26, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 3.

"A public garage for more than five motor vehicles in a residential district.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories at front and one story at rear in height, with a frontage of 60 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant filed 82 per cent of consents of affected property owners in support of his application under section 7g of the building zone resolution, and the board deemed that applicant is entitled to relief under section 21 of the zoning resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed one story in height; that there shall be no cellar other than for the accommodation of the boiler room and heating apparatus; that the rear and gable walls shall be unpierced throughout their entire height and length; that the roof shall be ventilated with eight louvre skylights, with movable vents, glazed with plain glass protected above and below with wire guards; that there shall be no roof signs erected and no advertising of any nature or description displayed on the premises; that the finish of the front wall shall be of the same design, material and texture as the existing garage adjoining these premises; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1034-21-BZ.

APPLICANT—Mrs. B. Meehan, owner.

SUBJECT—Application for reopening—extension of permit (re: order of fire commissioner) to permit the maintenance of a garage for three cars.

PREMISES AFFECTED—1226 Nelson avenue, The Bronx.

APPEARANCES—

For Applicant: Mrs. B. Meehan.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1034-21-BZ)

WHEREAS, Anna Murphy, for Bridget Meehan, owner, filed, July 6, 1921, amended November 23, 1921, an application under the building zone resolution to permit in a residence district the maintenance of a garage for more than three cars, space in which is rented to persons not residing on the premises; premises 1226 Nelson avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting December 6, 1921, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nelson avenue and Woodcrest avenue are residence districts and West 168th street is a business district; and

WHEREAS, the order of the fire commissioner, No. 7240-C, dated June 11, 1921, reads:

"1. Deliver and surrender to the Chief of the Bureau of Fire Prevention, Room 1100, Municipal Building, Manhattan, your Fire Department permit No. 50179 said permit is hereby revoked.";

and

WHEREAS, the premises consists of a plot of ground 20 ft. by 100 ft. in area, located in a residence district, on the front of which is a dwelling and on the rear a one story metal building 25 ft. by 18 ft. in area; occupied as a garage for three cars, space being rented to persons not residing on the premises; this lot adjoining a lot in a business district on which there are three metal garages for five cars operating under fire department permits; and

WHEREAS, the board deemed that this application might be granted under the provisions of section 7, subdivision F, of the building zone resolution; and

WHEREAS, this application was granted by the board at its meetings of December 6, 1921, and December 23, 1921, for a period of two years, and the applicant requested a extension of the permit for a further period of two years

*Resolved*, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted to maintain three individual metal garages for the storage of three pleasure type automobiles on the rear lot 25 ft. front on Nelson avenue, 125 ft. depth, known as No. 1226 Nelson avenue, for a period not to exceed two years from this date.

1054-23-BZ.

APPLICANT—Frank R. Hewett, owner.

SUBJECT—Application for reopening—extension of permit (re: order of fire commissioner) to permit in a residence district the maintenance of a garage for the storage of two (2) pleasure motor vehicles, two spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2250 Aqueduct avenue, The Bronx.

APPEARANCES—

For Applicant: Frank R. Hewett.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1054-23-BZ)

WHEREAS, F. W. Rinn, for Frank R. Hewett, owner, filed, September 4, 1923, an application, under the building zone



# MINUTES

resolution, to permit in a residence district the maintenance of a garage for the storage of two pleasure motor vehicles, no spaces rented to persons not residing on the premises; premises 2250 Aqueduct avenue, Borough of Bronx; and WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, February 5, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Aqueduct avenue and Buxton place are residence districts; and

WHEREAS, the order of the fire commissioner, dated August 16, 1923, Order No. 19432-C, reads:

"1. Discontinue the use of premises as a garage which is not used as an accessory to dwelling on same lot.";

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 18½ ft. and a depth of 25 ft., located at the rear of a frame dwelling; occupied as a garage for two motor vehicles; and

WHEREAS, applicant has filed the duly acknowledged consent of the owners of 85 per cent of the property frontage owned by the board, to be affected; and

WHEREAS, this application was granted February 5, 1924, for a temporary period of two years, and applicant requests further extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the capacity of the garage be limited to two automobiles of the motor car type, space for which may be rented to persons not residing on the premises; that the ceiling shall be maintained in accordance with the rules of the board of standards and appeals and fire-stopped at junction of side walls and ceiling; that the wall shall be of unpierced masonry; and that this permission shall be granted for a temporary period of two years from the date of this action.

25-BZ.

APPLICANT—Lee J. Eastman, for Packard Motor Car Co., owner.

SUBJECT—Application for reopening—extension of time to obtain permits (re: decision of superintendent of buildings), to permit partly in a business district and partly in a residence district the erection and maintenance of an automobile show room, sales, and distributing and service station.

PLACES AFFECTED—4650-4664 Broadway and 2-16 Sherman avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request for extension of time; application reopened and time extended.

VOTE TO REOPEN AND EXTEND TIME TO OBTAIN PERMITS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

## THE RESOLUTION:

(681-25-BZ)

WHEREAS, James J. Walker, for Elizabeth Schindler, owner, filed, July 1, 1925, an application, under the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of an automobile show room, sales room, distributing and service station; premises 4650-4664 Broadway and 2-16 Sherman avenue, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, July 28, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sherman avenue and Broadway are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1925, in acting on N. B. App. No. 347-25, reads:

"1. Garages for more than five cars or automobile repair shops are not permitted in a business or residence district.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 180 ft. and a depth of 202 ft.; to be occupied as an automobile sales room, show room and distributing and service station, no gasoline storage on premises other than that in tanks of cars and in a 50-gallon portable tank necessary for receipt and discharge of cars on premises incidental to the operation and conduct of the automobile business conducted; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal, and that it would be a hardship to deny the adjustment requested, and the use for public garage purposes is neither requested nor invoked; and

WHEREAS, this application was granted by the board at its meeting July 28, 1925, on certain conditions, and applicant requested a modification of the time limit imposed.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure be limited to two stories in height above grade; that no gasoline equipment shall be maintained or installed on the premises, other than portable tank of not exceeding 50 gallons capacity; that the use, conduct and operation of the structure shall be restricted to automobile manufacturer's sales and distributing agency; that no part of the structure shall be rented, leased or hired for live garage storage use; that there shall be no advertising signs or display exposed on the front of the building, other than the name and title of the business; that no portion of the roof within the residence use area shall be rented, leased or hired for advertising signs or display; any roof advertising to be limited to that of the occupants or lessees of the premises; authorized under the code of ordinances; that the front elevation shall be finished substantially in accordance with the photographic reproduction filed in this case, as to design and material that all permits necessary for the prosecution of the work shall be obtained within sixty days and the building completed within eighteen months from the date of this action.

Adjourned 2.10 p. m.

WILLIAM J. O'GORMAN, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Publishing Division of the City Record Office, 125 Worth Street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth Street. Price, 20c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, APRIL 27, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B. Fischer, owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

APPEARANCES—

For Petitioner: Frank R. Hahn.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request.

1228-25-S.

PETITIONER—Ruth A. Wallace, owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—27-37 West 60th street, Manhattan.

APPEARANCES—

For Petitioner: Timothy J. Healy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request.

734-25-S.

PETITIONER—Buchman and Kahn, for Siden Building Co., Inc., owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.

APPEARANCES—

For Petitioner: Frederick J. Peper.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request.

1238-25-S.

PETITIONER—McKenzie, Voorhees & Gmelin, for Bell Laboratories, Inc., owner.

SUBJECT—Variation of labor law, as cited in order of superintendent of buildings.

PREMISES AFFECTED—744-754 Washington street and 51-55 Bethune street, Manhattan.

APPEARANCES—

For Petitioner: D. J. Gilroy.

For Administration: None.

ACTION OF BOARD—Laid over to May 25, 1926, at 2 p. m., to permit inspection by fire department representative.

722-25-S.

PETITIONER—John Hessler, for Hessler Realty Corp., owner.

SUBJECT—Variation of labor law, as cited in orders of fire commissioner.

PREMISES AFFECTED—38 Paynter avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Petitioner: John Hessler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 25, 1926, at 2 p. m., pending production of certificate of occupancy.

14-26-S.

PETITIONER—Samuel Rosenblum, for F. Livingston Pell, owner.

SUBJECT—Variation of labor law, as cited in decision of superintendent of buildings.

PREMISES AFFECTED—23 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: None.

ACTION OF BOARD—Laid over to May 25, 1926, at 2 p. m., pending submission of new plan.

1230-25-S.

PETITIONER—Rt. Rev. Joseph H. McMahon, executor of the Estate of Catherine & Mary Tone, owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—424 Broome street, Manhattan.

APPEARANCES—

For Petitioner: W. A. Dempsey.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 25, 1926, at 2 p. m., on request.

1287-25-S.

PETITIONER—John J. Lattemann Sons, Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—74 St. Edwards street, Brooklyn.

APPEARANCES—

For Petitioner: Henry Lattemann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 11, 1926, at 2 p. m., on request.

1712-21-S.

PETITIONER—Sigmund Schuler, for Caroline De... owner.

SUBJECT—Application for reopening—modification—variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—80 West Houston street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

ACTION OF BOARD—Petition reopened and set for May 11, 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

70-18-S.

PETITIONER—E. S. Willard & Company, on behalf of Louis E. Lahens, trustee, for owner.

SUBJECT—Application for reopening—reconsideration—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—535 West Broadway, Manhattan.

APPEARANCES—

For Petitioner: Arthur C. Bang.

ACTION OF BOARD—Petition reopened and set for May 25, 1926, at 2 p. m.



# MINUTES

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

1332-25-S.

PETITIONER—Samuel Rosenblum, for Richard Sidenberg,  
owner.

SUBJECT—Variation of labor law, as cited in order of  
fire commissioner.

PREMISES AFFECTED—117-121 Prince street, Manhat-  
tan.

## APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

868-25-S.

PETITIONER—Oscar Abel, by Stein & Salant, for Gilbian  
Corporation, owner.

SUBJECT—Variation of labor law, as cited in order of  
fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhat-  
tan.

## APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(868-25-A)

WHEREAS, Oscar Abel filed, August 26, 1925, a petition  
for variation of the requirements of the labor law, as cited  
in order of the fire commissioner, affecting premises 501  
Seventh avenue, Manhattan; and

WHEREAS, petitioner failed to complete his papers, al-  
though duly notified to do so.

Resolved, that the petition be and it hereby is *dismissed*  
for lack of prosecution.

8-24-S.

PETITIONER—Henry Roth, for Greenwill Construction  
Co., owner.

SUBJECT—Variation of labor law, as cited in decision of  
superintendent of buildings.

PREMISES AFFECTED—14-16 East 38th street, Man-  
hattan.

## APPEARANCES—

For Petitioner: John S. Keating, for John Cauld-  
well Myers.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(18-24-S)

WHEREAS, Emery Roth, for Greenwill Construction Co.,  
owner, filed, January 7, 1924, a petition, with the board of  
standards and appeals, for variation from the requirements  
of the labor law, as cited in a decision of the superintend-

ent of buildings, affecting premises 14-16 East 38th street,  
Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings,  
rendered January 3, 1924, reads:

"1. The area of glass in fireproof windows in front  
wall is in excess of 720 sq. inches per pane and more  
than 48 inches in one dimension.

"3. Partitions of nonfireproof material have been  
erected on several floors, contrary to Section 264 La-  
bor Law.";

and

WHEREAS, the building is fireproof, 14 stories in height,  
50 ft. by 98 ft. 9 in. in area; equipped with a fire alarm  
signal and sprinkler system. OCCUPIED: 1st story, stores,  
10 persons; upper stories, show rooms and 25 per cent  
factory, 75 persons per story. EXITS: Two fireproof  
stairways extending from the 1st story to roof, enclosed  
in fireproof partitions with fire doors at openings; and

WHEREAS, the windows on the front of the building are  
double hung, glazed with glass  $\frac{1}{4}$  in. thick, about 3 ft. 8 in.  
by 7 ft. 2 in. (3,780 sq. in.) in area, and the windows in  
the center portion from the 2nd to 11th stories are  $\frac{1}{4}$  in.  
thick and approximately 5 ft. by 5 ft. (3,600 sq. in.) in  
area; and

WHEREAS, petitioner contends to comply with the labor  
law in re: size of glass in windows would destroy the  
architectural effect of the building; and that the partitions  
subdividing the loft are of only a temporary nature and  
do not obstruct the means of egress; and

WHEREAS, this petition was granted by the board at its  
meeting March 18, 1924, as to Item No. 1, so far as it af-  
fects the three lowest stories on the street front, on con-  
dition that the center panels of the mezzanine, 2nd and 3rd  
story windows shall be made stationary; and that the sash  
and frames shall be of metal, glazed with plate glass, not  
less than  $\frac{1}{4}$  in. in thickness, and that the windows through-  
out the building otherwise shall comply with the requirements  
of the labor law; as to Item No. 3, the question of non-  
fireproof partitions, the decision of the superintendent of  
buildings is affirmed, and the petition as to this item is de-  
nied, and under date of June 2, 1925, the board reopened  
the case as to Item 3; and

WHEREAS, petitioner now requests that the existing parti-  
tions of non-fireproof material, except where they obstruct  
access to the exits be accepted.

Resolved, that the board of standards and appeals does  
hereby *make a variation* from the requirements of the la-  
bor law, and the petition be and it hereby is *granted*, as to  
Item 1, reaffirming the resolution of the board of March 18,  
1924, and the conditions imposed therein; and that the peti-  
tion, as to Item 3, be and it hereby is *denied*.

1090-25-S.

PETITIONER—Kenneth B. Norton, for Leah L. P. Nor-  
ton, owner.

SUBJECT—Variation of labor law, as cited in order of  
fire commissioner.

PREMISES AFFECTED—16 West 45th street, Manhat-  
tan.

## APPEARANCES—

For Petitioner: Kenneth B. Norton.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1090-25-S)

WHEREAS, Kenneth B. Norton, for Leah L. P. Norton,



# MINUTES

owner, filed, October 26, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 16 West 45th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated July 3, 1925, read:

(Order No. 81869-LD)

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the Rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. \* \* \* Among the defects noted on this fire escape are the following:

"a. Windows on course not self-closing. b. No 45 degree stairways connecting balconies. c. No gooseneck ladder from top balcony to roof. d. Not screened to a height of 4 feet 6 inches. No fireproof passageway leading to street from the termination.

"2. Enclose the interior stairway at west side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271, Labor Law, or carry out a proper alternative method of complying with the requirements of Section 271, Labor Law."

(Order No. 81871-LD)

"1. Arrange the doors leading to fire escape at rear of building on all stories so that same can be opened from the outside from the balconies, as per Section 271 and 274 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, seven stories in height, 21 ft. by 100 ft. 5 in. in area at 1st story and 21 ft. by 90 ft. 5 in. above the 2nd story. OCCUPIED: 1st story, store; 2nd story, jeweler's tools and supplies, 8 persons; 3rd story, uniforms, 2 persons; 4th story, advertising, 6 persons; 5th story, vacant; 6th story, dressmaking, 10 persons; 7th story, manufacturing embroidery, 10 persons. EXITS: An interior wooden stairway, extending from the basement to top story, and iron ladder to roof scuttle, enclosed in partitions of wire lath and cement plaster on stair side, and 26 gauge metal on loft side, with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from top story to the 2nd story, with EGRESS from the termination of the fire escape by means of inside stairway to passageway in cellar, leading to the street; a gooseneck ladder from top story to roof; ROOFS of adjoining buildings 12 stories above at west, 3 stories below at east; and

WHEREAS, the petitioner claims that a similar order to No. 81869-LD was complied with during 1920 in accordance with modifications granted by the board of review, by providing fireproof windows on the course of rear fire escapes, a gooseneck ladder from top balcony to roof, constructing a fireproof passageway to street, of 6 in. terra cotta blocks in angle iron frames, and enclosing the interior stairway with wire lath and cement mortar on stair-hall side, and 26 gauge sheet metal on the loft side, from basement to roof; that the extension of stairway to 3 ft. above the roof was waived by the department of labor in 1916; the petitioner contends, with regard to Order No. 81871-LD, that the tenants lock the doors to prevent theft.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 81869, Items 1 and 2, ratifying the actions of the board of review of the fire prevention bureau, dated July 1, 1919, and June 3, 1920, on condition that the stipulations of said actions shall be complied with and maintained

and all conditions remain unchanged, and that the requirements of the labor law in all other respects shall be complied with; as to Order 81871, Item 1, the petition be and it hereby is denied.

1121-25-S.

PETITIONER—Samuel Rosenblum, for L. H. N. W. Co. owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—130-132 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(1121-25-S)

WHEREAS, Samuel Rosenblum, for L. H. N. W. Company, filed, October 29, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 130-32 West 25th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 8, 1925 (Order No. 86017-LD), reads:

"1. Arrange the exterior screened stairway at rear of building and the openings leading thereto so that same are in compliance with the provisions of Section 268 of the Labor Law \* \* \*.

"NOTE: Among the defects noted on this stairway are the following:

"No independent passageway to street.";

and

WHEREAS, the building is fireproof, 12 stories in height, 50 ft. by 81 ft. 8 in. in area at 1st story and 50 ft. by 50 ft. 8 in. in area above; OCCUPIED as a tenant factory, 347 persons above the 1st story, petitioner requesting an occupancy of 50 persons per story, a total of 550 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to a balcony at the mezzanine story level; with EGRESS from the termination of the fire escape by means of a fireproof passageway leading to the main hall at mezzanine level and thence by means of stair and hall to street; ROOFS of adjoining buildings west 6 stories lower, to east 7 stories lower; and

WHEREAS, petitioner contends that the building was erected in 1910 and at that time the exit from the termination of the exterior stairway was considered acceptable, but since that time the labor law has been amended requiring the passageway to street must be independent.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, so far as it affects the egress from termination of rear fire escapes, on condition that a mezzanine passageway shall be provided therefrom in 1st story, connecting with main stair and leading directly to street; and that the requirements of the labor law shall be complied with in all respects.



# MINUTES

654-25-S.

PETITIONER—Criterion Construction Company, for East New York Knee Pants Company, owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—539 Schenck avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(654-25-S)

WHEREAS, Criterion Construction Company, for East N. Y. Knee Pants Company, owner, filed, June 24, 1925, petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 539 Schenck avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 7, 1925 (Order No. 75690-LD), reads:

"1. Extend the interior stairway at east side of building to the roof and enclose the said stairway serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides, with partitions of fire resisting material extending continuously from the cellar to and including the bulkhead on roof, constructed as per Section 271 of the Labor Law and Rule 1 of the Board of Standards and Appeals revised and adopted July 29th, 1924, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.";

WHEREAS, the building is frame, three stories in height, 200 ft. by 35 ft. in area. OCCUPIED: 1st story, paper boxes, 15 persons; 2nd story, jewelry boxes, 15 persons; 3rd story, clothing manufacturing, 30 persons; EQUIPPED with a sprinkler system, and it is proposed to install a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron ladder scuttle in roof); enclosed in wood stud and sheathing (metal covered on each side) partitions with fireproof doors at openings; a fire escape on the Dumont avenue front of building, having fireproof openings along the course of roof, extending from the top story balcony to the street, with a gooseneck ladder from the top story balcony to roof; ROOFS of adjoining buildings to east one story lower, to within 2 ft. 6 in. lower; and

WHEREAS, this case was dismissed for lack of prosecution by the board on December 22, 1925, and reopened by vote of the board on March 2, 1926; and

WHEREAS, petitioner contends that the sprinkler system installed subsequent to the issuance of the fire department order and, also, that due to said installation the fire department has agreed to waive the part of the order relating to the stairway enclosure; and petitioner contends, further, that the existing means of egress are adequate.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Wm. I. Cohen, owner.  
SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—241 Wythe avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(871-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for William I. Cohen, owner, filed, August 27, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 241 Wythe avenue, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated May 16 and June 1, respectively, read:

(Order No. 77575-LD)

"1. Arrange wire mesh on windows on front and north side of building, also iron gratings on south side of building, 1st, 2nd and 3rd stories, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purpose of egress, as per Section 272 of the Labor Law."

(Order No. 78823-LD)

"1. Enclose the interior stairways at the north and east sides (Metropolitan Avenue) serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to the underside of the roof beams, constructed as per Section 271 of the Labor Law and Rule 1 of the Board of Standards and Appeals adopted July 29th, 1924.";

and

WHEREAS, the building is non-fireproof, three stories in height, 200 ft. by 35 ft. and 126 ft., irregular in depth, about 18,375 sq. ft. in area at 1st story and 7,475 sq. ft. in area above. OCCUPIED: Manufacture of cans, and the canning of honey; 1st story, 10 persons; 2nd story, 10 persons; 3rd story, 27 persons; EQUIPPED with a fire alarm signal system. EXITS: Three interior wooden stairways, extending from the 1st story to top story; only the 2nd and 3rd stories of stairway in building "B" is enclosed in wooden partitions with wooden doors at openings; roofs of adjoining buildings same level at east, open space otherwise; and

WHEREAS, the petitioner contends that Order No. 78823-LD to enclose stairways was filed on account of having 27 persons instead of 25 persons on the 3rd story; re: to Order No. 77575-LD, that all windows except the two on 2nd story of building "A" facing North 1st street have guards constructed of chicken wire on wooden frames which may be readily unhooked, except all those on the 1st story, and those on the 2nd story of building "A" which are stationary but may be easily forced out; that, furthermore, the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition, as to Order No. 77575, be and it hereby is granted, only so far as it affects the openings on 1st story, now equipped with wire screen guards, fastened with staples, on condition that all required labor law



# MINUTES

exits shall be provided and maintained; and that the conditions as to occupancy and use otherwise shall remain unchanged; the petition, as to Order No. 78823, is *withdrawn*, order having been rescinded of record in fire department.

1037-25-S.

PETITIONER—George Kean, for Keabro Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—235 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: George Kean.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

5

Negative .....

0

Absent .....

0

THE RESOLUTION:

(1037-25-S)

WHEREAS, George Kean, for Keabro Realty Corp., owner, filed, October 21, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 235 West 27th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 6, 1925, reads (Order No. 81939-LD):

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building, by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, \* \* \*";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 80 ft. in area. OCCUPIED: 1st story, stores; upper stories, tenant factory, 15 persons per story; EQUIPPED with a fire alarm signal system. EXITS: An interior non-fireproof stairway, extending from the 1st story to roof; enclosed in fire-retarding partitions with kalameined doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the rear yard; with egress from yard through gate in fence to open yards of tenement houses at rear, with direct egress through 1st story hall to street; ROOFS of adjoining buildings at same level; and

WHEREAS, petitioner contends that the means of egress from the termination of the fire escape are adequate owing to the door in fence leading to open yards at rear and hallways through tenements to street.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from termination of fire escape, *on condition* that the fire escape, continuous from yard to roof, be maintained, with exit at yard level, unobstructed, at rear of premises to two adjoining yards, with egress therefrom directly to street, through unobstructed passageway direct to 28th street; that the occupancy shall not exceed 25 persons above 2nd story, unless the interior stairs are enclosed in fire-resisting partitions, in which event the occupancy of the building shall not exceed the legal capacity of the stairs so enclosed.

1124-25-S.

PETITIONER—Edward A. Muller, for Muller Paper Goods Co., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner

PREMISES AFFECTED—2350 Linden street, Ridgewood, Borough of Queens.

APPEARANCES—

For Petitioner: Edward A. Muller and Henry Muller.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1124-25-S)

WHEREAS, Edward A. Muller, for Muller Paper Good Co., owner, filed, October 15, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 2350 Linden street, Ridgewood, Borough of Queens; and

WHEREAS, the orders of the fire commissioner, dated September 25, 1925, read:

(Order No. 83660-LD)

"1. Provide fireproof doors and windows on course of fire escape at west side on 2nd, 1st and cellar stories as per Section 274 of the Labor Law."

(Order No. 82702-LD)

"1. Arrange bars on windows on north side and rear of cellar and rear of 1st story, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories and basement in height along Linden street front and one story in height on Prospect avenue, 75 ft. by 90 ft. in area. OCCUPIED for the manufacture of paper goods; basement, 2 persons; 1st story, 35 persons; 2nd story, 3 persons; 4th story, storage only, no occupancy. EXITS: An interior open wooden stairway extending from the basement story to top story and also a stairway leading from the basement to Linden street; a fire escape on the west side of the building, with non-fireproof openings along the course thereof on the basement, 1st and 2nd stories, extending from the roof to 2nd story balcony, with counterbalanced stair side yard of premises; and

WHEREAS, there are iron bars on all windows in the basement and also iron bars on the window at the southwest corner of the three-story section of the building; and

WHEREAS, petitioner proposes to remove the bars on the window on the 1st story, and contends that the basement is adequately provided with exits, and in re: to fire escape contends that it affords egress from the three-story section of the building and that in this section there are only four persons above the 1st story.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, to Order No. 83660, *on condition* that the building shall be equipped with an approved sprinkler system, the contributing lines to be carried within 18 in. of windows at rear wall and equipped with standard sprinkler heads; to Order No. 82702, the petition be and it hereby is *granted* *on condition* that stairs with direct egress from cellar to street be provided, also a horizontal exit to the adjoining building to the south, both additional to main interior stairs.

1170-25-S.

PETITIONER—A. Berkman, owner.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—2515 Amsterdam avenue, Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: Henry Z. Harrison and A. Berkman.

## ACTION OF BOARD—Petition denied. THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(1170-25-S)

WHEREAS, A. Berkman, owner, filed, November 12, 1925, petition for variation from the requirements of the labor law, as cited in a decision of the board of health, affecting premises No. 2515 Amsterdam avenue, Borough of Manhattan; and

WHEREAS, the decision of the board of health, dated September 16, 1925, reads:

(Denial No. 2713/25)

"At a meeting of the Board of Health of the Department of Health of The City of New York, held September 16, 1925, your application for a sanitary certificate for a cellar bakery at 2515 Amsterdam Avenue in the Borough of Manhattan, was denied."

WHEREAS, the building is non-fireproof, six stories in height, 40 ft. by 87 ft. in depth. OCCUPIED: Cellar, store and bakery; 1st story, stores and apartments; 2nd to 6th story, 4 apartments on each story; and

WHEREAS, the petitioner contends that the bakery in cellar is ventilated by three windows to court, size 2 ft. 4 ft. 2 in. each; two windows to yard, size 9 ft. 7 in. 1 ft. 10½ in. each; that it is 8 ft. high from floor ceiling; that the ceiling is 1 ft. 6 in. below curb level; that the bakery was installed when the building was erected in 1905; that the bakery has been conducted from time of erection until September of 1925; and he has filed four affidavits as to the existence of a bakery on these premises. *Resolved*, that the decision of the health department be *affirmed*, and the petition be and it hereby be *denied*.

1-25-S.

PETITIONER—358 West 36th Street Corp., owner.  
SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—356-360 West 36th street, Manhattan.

## APPEARANCES—

For Petitioner: William G. Walters.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1251-25-S)

WHEREAS, William G. Walters, for 358 West 36th Street Corp., owner, filed, December 4, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 356-58-60 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 24, 1925, reads (N. B. 342-25):

"1. Size of panes of glass must conform to Section 264 of Labor Law."

WHEREAS, the building is fireproof, 12 stories in height, by 98 ft. 9 in. in area at 1st story and 75 ft. by

88 ft. 10 in. in area above. OCCUPIED: 1st story, stores; upper stories, tenant factory, approximately 125 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st story, in the street wall of the building glazed with ¼ in. plate glass; the maximum area of the glass being 8 ft. 6 in. by 8 ft. 8 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the 1st story.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on street front of 1st story, *on condition* that openings shall be equipped with approved metal frames, glazed with ¼ in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

1252-25-S.

PETITIONER—361 West 36th Street Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—359-363 West 36th street, Manhattan.

## APPEARANCES—

For Petitioner: William G. Walters.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1252-25-S)

WHEREAS, William G. Walters, for 361 West 36th Street Corp., owner, filed, December 4, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 359-361-363 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 24, 1925, rendered in acting on amendment to N. B. Applic. No. 321-25, which proposed "Store front to be glazed with lights of plate glass exceeding 720 sq. in. in area," reads:

"This amendment is disapproved with the following objection:

"10. The proposed amendment is contrary to Par. 264 of the Labor Law.";

and

WHEREAS, the building is fireproof, 12 stories in height, 58 ft. 4 in. by 98 ft. 9 in. in area at 1st story and 58 ft. 4 in. by 88 ft. 10 in. in area above. OCCUPIED: 1st story, store; upper stories, tenant factory, 50 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st story, in the street wall of the building, glazed with ¼ in. plate glass; the maximum area of the glass being 8 ft. 6 in. by 8 ft. 8 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the 1st story.

*Resolved*, that the board of standards and appeals *does*



# MINUTES

hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the show windows of store fronts on 1st story, *on condition* that the openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

1258-25-S.

PETITIONER—Lanabel Realty Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—571-583 8th avenue, Manhattan.

APPEARANCES—

For Petitioner: Emanuel M. Cohen.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative  
Absent

THE RESOLUTION:

(1258-25-S)

WHEREAS, Emanuel M. Cohn, for Lanabel Realty Company, owner, filed, December 7, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 571-583 Eighth avenue, northwest corner of 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 30, 1925 (N. B. Applic. No. 146-1925), reads:

"1. Exterior openings at 1st, 2nd and 3rd stories facing 38th Street and 8th Avenue should comply with Section 264 of Labor Law and Rule 503 of Industrial Code."

and

WHEREAS, the building is fireproof, 23 stories in height, 98 ft. 9 in. by 100 ft. in area. OCCUPIED: 1st story, stores; 2nd story to 21st story, tenant factory and showrooms, 180 persons per story; 22nd story and 23rd story, tenant factory and showrooms, 110 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, there are openings in the 38th street front walls and also in the Eighth avenue front walls of the building on the 1st, 2nd and 3rd stories, part pivoted and part stationary, glazed with  $\frac{1}{4}$  in. plate glass; the maximum area of the glass, as shown upon plans, being: 1st story, 18 ft. 6 in. by 10 ft. 8 in.; and on the 2nd and 3rd stories 14 ft. 8 in. by 6 ft. 6 in.; and

WHEREAS, the petitioner contends that a strict compliance with the labor law as to the area of the glass would affect the architectural appearance of the building and would also destroy the intended use of the lowest three stories.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects windows on street fronts on three lowest stories, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

1271-25-S.

PETITIONER—Edward P. Doyle, for Elizabeth S. Lufborrow, owner.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—209 West 48th street and 1599 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative  
Absent

THE RESOLUTION:

(1271-25-S)

WHEREAS, Edward P. Doyle, for Elizabeth S. Lufborrow, owner, filed, December 10, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the fire commissioner, affecting premises 209 West 48th street and 1599 Broadway, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered November 2, 1925, reads:

"Relative to your request to accept the termination of the fire escape, same would be a variation from the requirements of the labor law and as the Fire Commissioner is without power to grant such variation your request is also denied."

and

WHEREAS, the building is non-fireproof, six stories in height, 49 ft. 6 in. by 93 ft. in area at 1st story and 49 ft. 6 in. by 87 ft. in area above (connected on the 1st story to 1599 Broadway, a non-fireproof building facing Broadway); said building is 30 ft. 3 in. by 176 ft. 3 in. in area at 1st story and 30 ft. 3 in. by 96 ft. in area at 2nd story; 1st story being occupied as a restaurant and 2nd story as offices). OCCUPIED: 1st story, restaurant; 2nd story, dining room and kitchen, 9 persons; 3rd story, manufacturing hair tonic, 16 persons; 4th story, photographers, 38 persons; 5th story, publishers, 16 persons; 6th story, manufacture of shoes, 40 persons (119 persons above the 1st story). EQUIPPED with a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 2nd story balcony; with EGRESS from the building by means of a connecting stair from the 3rd story balcony to the roof of 1599 Broadway; and also a connecting stair from the 2nd story fire escape balcony to the roof of the one-story extension of 1599 Broadway; with EGRESS from this extension roof by means of a door to a corridor leading to Broadway; ROOFS of adjoining buildings are from 30 ft. to 60 ft. lower; and

WHEREAS, petitioner contends that the existing means of egress, from the termination of the fire escape, are inadequate.

Resolved, that the board of standards and appeals hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the fire escape on the rear, *on condition* that the 3rd story rear fire escape be provided with iron stairs to roof of two-story extension adjoining to the rear; that iron stairs shall be provided to fire escape balcony at 2nd story level to roof of one-story extension at the rear, with egress from roof through plain glass panel to corridor of the premises at rear, and through plain glass windows of adjoining premises to the west; that an exit shall be provided at the rear 1st story by short flight of stairs, connecting with the premises at rear on Broadway; and *granted* so long as compliance as to occupancy and use shall remain substantially unchanged; and that the requirements of the labor law shall be complied with in all other respects.



# MINUTES

125-25-S.

PETITIONER—John J. Gilmartin, for Ludin Realty Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—240-244 West 41st street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1325-25-S)

WHEREAS, John J. Gilmartin, for Ludin Realty Company, owner, filed, December 21, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 240-244 West 41st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 86624-1, dated November 5, 1925, reads:

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law. Among the defects noted on this fire escape are the following:

"No fireproof passageway leading to the street from the termination.";

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 88 ft. in area. OCCUPIED: 1st story, vacant at present; 2nd story, advertising, 15 persons; 3rd story, advertising, 50 persons; 4th and 5th stories, now vacant, to be used for manufacturing; 6th story, machine room, 25 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway extending from the 1st story to the roof, enclosed in fire-retarding partitions with fire doors at openings; a fire escape on the side wall of the building, having fireproof openings along the course thereof, extending from the roof to the 1st story, with EGRESS from the termination of the fire escape by means of an iron bridge to the adjoining yards at the south and at the west; ROOFS of adjoining buildings are 25 ft. lower; and

WHEREAS, petitioner contends that egress may be had from adjoining yards, at south and west, by means of open way to street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted, only on condition that the balcony at 1st story level shall be extended to the west and south at the yard level, connecting adjoining open yards at the west and at the rear, with therefrom through hall of adjoining premises to the street; and that the occupancy shall not exceed the legal capacity of the interior stairs.

-S.

PETITIONER—Cohen, Matthews & Levine, for 247-255 West 38th Street Realty Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—247-255 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Marcey Levine.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

THE RESOLUTION:

(786-25-S)

WHEREAS, Cohen, Matthews & Levine, Inc., for 247-55 West 38th Street Realty Co., owner, filed, December 8, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 247 to 255 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 9, 1925, reads (Order No. 82188-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 17 stories in height, 85 ft. by 100 ft. in area; OCCUPIED as offices, showrooms and 25 per cent manufacturing, approximately 30 persons per story; petitioner occupying the southerly portion of the 16th story as a shipping room and showroom for suits and coats; EQUIPPED with a sprinkler system and an interior fire alarm signal system. EXITS: Two interior fireproof stairways extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that no manufacturing is done on the premises in question and that the partitions do not interfere with the operation of the sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1261-25-S.

PETITIONER—William G. Walters, for 345 West 38th Street Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—341-343 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: William G. Walters.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1261-25-S)

WHEREAS, William G. Walters, for 345 West 38th Street Corp., owner, filed, December 8, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 341-343 West 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1925, reads:

"26. All windows in a factory building exceeding 70 feet in height if glazed with plate glass must have panes not in excess of 720 square inches in area. Section 264 of Labor Law.";

and

WHEREAS, the building is fireproof, 12 stories in height, 50 ft. by 98 ft. 9 in. in area at 1st story and 50 ft. by 88 ft. 10 in. in area above. OCCUPIED: 1st story, stores; upper stories, light manufacturing, 75 persons per story; EQUIPPED with a sprinkler system and a fire alarm sig-



# MINUTES

nal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street walls of the building on the 1st story glazed with plate glass, the maximum area of the glass being 8 ft. 6 in. by 12 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the 1st story.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the store show windows on the 1st story street front, on condition that the openings shall be equipped with approved metal frames glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1293-25-S.

PETITIONER—William F. Doyle, for Felcourt Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—625-627 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1293-25-S)

WHEREAS, William F. Doyle, for Felcourt Realty Corporation, owner, filed, December 14, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 625-27 Sixth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 21, 1925 (N. B. Applic. No. 650-25), reads:

"7. All windows which are required to be fireproof must be stationary or self-closing windows of wired glass with panes not greater than 720 square inches in area to conform with the requirements of Section 264 of Labor Law and Rule 503 of the Industrial Code.";

and

WHEREAS, the building is fireproof, 20 stories in height, 50 ft. by 100 ft. in area at 1st story and 50 ft. by 88 ft. in area above. OCCUPIED: 1st story, stores; upper stories, lofts and showrooms; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, there are openings in the street walls of the building on the 1st, 2nd, 3rd and 4th stories glazed with plate glass; the maximum area of the glass on the 1st story being 8 ft. 6 in. by 9 ft. 6 in. and the maximum area of the glass on the 2nd, 3rd and 4th stories being 6 ft. by 8 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest four stories and would also detract from the architectural features of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the store show windows of the 1st story, on condition that the openings shall be equipped with metal frames glazed with  $\frac{1}{4}$  in. plate glass; and granted, only so far as it affects the windows of the three stories

immediately above, on condition that the openings shall be equipped with approved metal frames and sash glazed with  $\frac{1}{4}$  in. wired plate glass, and on the further condition that the requirements of the labor law shall be complied with in all other respects.

1333-25-S.

PETITIONER—Samuel Rosenblum, for 469 Broome Street Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—469-471 Broome street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(1333-25-S)

WHEREAS, Samuel Rosenblum, for 469 Broome Street Inc., owner, filed, December 23, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 469-71 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 2, 1925, reads (Order No. 87648-LD):

"1. Extend the interior stairway at the south end of building to the roof, as per Section 271 of the Labor Law, said extension and the landings and passages connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 1 ft. above the roof, as per Sections 271 and 272 of Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 60 ft. 4 in. in area. OCCUPIED: 1st story, store; 2nd story, manufacture of aprons, 25 persons; 3rd story, manufacture of lace curtains, 25 persons; 4th story, manufacture of girdles, 15 persons; 5th story, manufacture of underwear, 35 persons; 6th story, manufacture of coats, 32 persons (the requested occupancy being permitted by the capacity of the exits); EQUIPPED with a sprinkler system and a fire alarm signal system and a thermostatic alarm. EXITS: An interior wooden stairway extending from the 1st story to top story (with iron doors to scuttle in roof); enclosed in fire-retarding partitions with fire doors at openings; a screened party wall fire escape having 60 degree connecting stairs on the front of the building, and having fireproof openings along the course of the escape extending from the roof to the 2nd story balcony; counterbalanced stairs to street; ROOFS of adjoining buildings to west same height, to south 10 ft. lower; and

WHEREAS, petitioner contends that there is a horizontal exit on the top story and also on the other story, and tends, further, that the existing means of egress are adequate.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, on condition that the existing scuttle cover shall be counterbalanced; that the double rung iron ladder as now installed on the top story and the party wall fire escape on the 5th story of the building with 60 degree stairs to the roof shall be maintained; and that the horizontal exits on the top story shall be maintained available at all times; and granted, so long as conditions as to occupancy and use remain substantially unchanged.



# MINUTES

347-25-S.

PETITIONER—George Keister, for Frederick Hussey, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

REMISES AFFECTED—233-235 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: George Keister, Frederick Hussey.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1347-25-S)

WHEREAS, George Keister, for Frederick Hussey, owner, filed, December 29, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 233-5 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 7, 1925, reads:

"In reply to your letter of November 21st, relative to your request for a Certificate of Occupancy, for the above premises, you are advised, in view of the change in occupancy, it will be necessary to inclose the interior stairs with fireproof material from the lowest story to three feet above the roof, in accordance with Violation 5035/25.";

WHEREAS, the building is fireproof, four stories and basement in height, 42 ft. by 98 ft. 9 in. in area at 1st story 42 ft. by 88 ft. 9 in. in area above. OCCUPIED: Basement, 1st story and mezzanine, plumbers' supplies, 10 persons; 2nd story, storage of plumbers' supplies, no occupants; 3rd story, printer, 19 persons; 4th story, manufacture of shoes, 3 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; a boxed fireproof stairway, with no corridors, at the center of the building, extending from the 1st to the top story; and

WHEREAS, petitioner contends, in view of the light occupancy and the type (fireproof) of the building, that the existing means of egress are adequate.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

-S.

PETITIONER—Samuel Rosenblum, for Charles and Victor Goldstein, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

REMISES AFFECTED—8½-12 Jones street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(11-26-S)

WHEREAS, Samuel Rosenblum, for Charles and Victor Goldstein, owners, filed, January 4, 1926, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises No. 8½-12 Jones street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 3, 1925, reads (Order No. 78095-LD):

"You are hereby notified that an inspection of premises 8½ to 12 Jones Street, Manhattan, used for the storage and use of paint, shows that the following must be done before permit requested by you can be issued:

"The following orders pending against this building must be complied with.

"(No. 78095-LD.) 1. Enclose the interior stairway at the front of building serving as a required means of exit and the landings, platforms, and passageways connecting therewith, etc.";

and

WHEREAS, the building is non-fireproof, six stories in height, 75 ft. by 85 ft. in area. OCCUPIED: A portion of the 6th story for the manufacture of paper boxes and the remainder of the premises by one tenant for the manufacture of toys and also washboards, a varying occupancy on each story, but the total not to exceed 100 persons above the 1st story; EQUIPPED with a sprinkler system and a standpipe system. EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron ladder to scuttle in roof); enclosed in wood studs, lath and plaster partitions, covered on the loft side with 26 gauge metal with fireproof doors at openings; two fire escapes on the front of the building, both having fireproof openings along the course thereof, and both extending from the top story balcony (gooseneck ladder to roof) to the 2nd story balcony with counterbalanced stairs to street; ROOFS of adjoining buildings to east and west are one story lower; and

WHEREAS, petitioner contends that a similar order was acted upon by the board of review of the fire department, and accepted as having been complied with after certain work was done; and requests the acceptance of the stairway enclosure in view of the facts that the building is protected with a sprinkler system and equipped with three exits.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

22-26-S.

PETITIONER—Samuel Schlau, for Sylvania Realty Corp., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—529-531 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Schlau.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(22-26-S)

WHEREAS, Samuel Schlau, for Sylvania Realty Corp., owner, filed, January 8, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 329-31 West 46th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated December 2 and 9, 1925, respectively, read (Order No. 87627-LD):

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at east side of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, \* \* \*"

(Order No. 88009-LD)

"1. Arrange the bars on windows on north and east sides of building on 1st, 2nd and 3rd stories, so as to be readily movable or removable from both sides in



# MINUTES

such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Sec. 272 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, three stories in height, “L” shape, having a frontage of 50 ft., a depth of 67 ft. and 25 ft. wide at the rear. OCCUPIED: 1st story, garage for two automobiles and the remainder of the premises as a dry cleaning establishment, 12 persons on the 1st story; 2nd story, 3 persons; 3rd story, 22 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway extending from the 1st story to roof; enclosed in fire-retarding partitions on the 1st story and open above; a fire escape on the easterly wall of the building, extending from the roof to 2nd story balcony, with counter-balanced stair to yard; with EGRESS from the termination of the fire escape through the garage portion of the 1st story to street; and

WHEREAS, there are eight barred windows in the northerly walls and also eleven barred windows in the easterly wall of the premises; and

WHEREAS, petitioner proposes to fire-retard the ceiling and walls (where there are no brick walls) of the garage with plaster board and 26 gauge metal; and in re: the barred windows, contends that they are a necessary protection against theft and that the building is adequately equipped with exits.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed, and the petition be and it hereby is denied.

994-25-S.

PETITIONER—American Brass & Elec. Supply Co., for S. J. Philips, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—2517 Atlantic avenue, Brooklyn.

APPEARANCES—

For Petitioner: Isidor Weill.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(994-25-S)

WHEREAS, American Brass & Elec. Supply Co., for S. J. Philips, owner, filed, September 29, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 2517 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 21, 1925, reads (Order No. 75865-LD):

“1. Provide an additional means of exit remote from interior stairway on 1st and 2nd stories as per Rule 3 of the Board of Standards and Appeals adopted July 29th, 1924.”;

and

WHEREAS, the building is frame, two stories in height at front and one story in height at rear, 26 ft. by 76 ft. in area at 1st story and 26 ft. by 26 ft. 6 in. in area at 2nd story; OCCUPIED for the manufacture and storage of electric lighting fixtures; 1st story, 9 persons; 2nd story, 2 persons. EXITS: An interior wooden stairway extending from the 1st to 2nd story, enclosed in wood lath and plaster partitions; and

WHEREAS, petitioner contends that the work done on the premises is non-hazardous; that only two persons are occupied on the 2nd story and additional egress may be had from this story by means of windows leading to the one-

story extension roof and thence to adjacent roofs of same height, and contends, further, in re: to the exit from the 1st story, same may be had by door leading to the rear yard.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a portable, hooked, iron ladder shall be maintained on the roof of the 1st story extension, of sufficient length to reach the yard, and that an opening shall be provided at the rear of the premises to the adjoining open yard of the premises to the rear; that the building shall not be increased in height, area or dimension; and granted only so long as the conditions as to occupancy and use remain substantially unchanged.

1340-25-S.

PETITIONER—The Peelle Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—47 Stewart avenue, Brooklyn.

APPEARANCES—

For Petitioner: John W. Peelle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(1340-25-S)

WHEREAS, The Peelle Company, owner, filed, December 24, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner affecting premises No. 47 Stewart avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 14, 1925, reads (Order No. 87099-LD):

“1. Provide an additional means of exit from 1st story remote from interior stairway. Rule 3, Board of Standards and Appeals, adopted July 29, 1924.”;

and

WHEREAS, the building is non-fireproof, two stories in height, irregular in area, having a frontage of 200 ft. on Stewart avenue, 164 ft. 8 in. on Ingraham street and 58 ft. on Harrison place. OCCUPIED: 1st story, manufacture of fireproof doors, 100 persons; mezzanine story, manufacture of fireproof doors, 15 persons; 2nd story (south), 20 persons. EXITS: A wooden stairway, enclosed in plaster partitions, leading to the 2nd story south and open wooden stairway leading to mezzanine story; and

WHEREAS, petitioner contends that an additional exit from the 2nd story (south) may be had by means of window leading to the roof of the one-story section, and propose to provide at the westerly side of this roof an iron ladder (in guides) leading to ground; and in re: to the mezzanine story, proposes to provide, at the westerly end of same, an outside iron stairway leading to the ground; the door leading to this stairway to be self-closing and fireproof.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that an exterior iron fire escape balcony be provided at the westerly end of the mezzanine floor, with iron stairs to the ground level, and that the 2nd story section at the southerly end of the premises shall be provided with a casement door at the westerly end to the roof of the one-story section of premises, with two portable hook ladders of sufficient length to reach from the roof of the one-story building to the ground level; granted so long as present occupancy and use remain unchanged.



# MINUTES

4-26-S.

PETITIONER—Frank S. Parker, for Varick Street Corporation, lessee.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

REMISES AFFECTED—136-154 Varick street, 247-255 Spring street and 32-40 Van Dam street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Meyer.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(44-26-S)

WHEREAS, Frank S. Parker, for Varick Street Corporation, lessee, filed, January 19, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 136-154 Varick street, 247-255 Spring street and 32-40 Van Dam street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 29, 1925, reads:

"12. All windows in the building should be fireproof windows having panes not more than 720 square inches in area. Section 264 of Labor Law and Rule 503 of the Industrial Code."

WHEREAS, the building is fireproof, ten stories in height, 100 ft. by 100 ft. in area. OCCUPIED: 1st story, stores; 2nd story, manufacturing, 180 persons per story; EQUIPPED with a sprinkler system and an interior fire alarm system. EXITS: Three interior fireproof stairways extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, there are openings on the 1st story in the street front of the building on the Spring street front, the Varick street front and the Van Dam street front of the premises, enclosed with plate glass; the maximum area of the glass being sixty-four (64) sq. ft.; and

WHEREAS, petitioner contends that a strict compliance with labor law as to the area of the glass would destroy the intended use of the 1st story and would also affect the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted, only insofar as it affects the store show windows on the front of the building, 1st story, on condition that the openings be equipped with approved metal frames glazed with

polished plate glass, and that the requirements of the law shall be complied with throughout in all other respects.

APPLIANCES SUBMITTED FOR APPROVAL.

1279-25-SA.

PETITIONER—Palmer Lock Company.

SUBJECT—Approval of Palmer Gravity Lock.

APPEARANCES—

For Petitioner: Charles Palmer.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by committee of the board.

1279-25-SA.

PETITIONER—Paramount Fuel Oil Burner, Inc.

SUBJECT—Approval of Paramount Fuel Oil Burner.

APPEARANCES—

For Petitioner: John G. Markey.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by committee of the board.

1279-25-SA.

PETITIONER—Teesdale Manufacturing Co.

SUBJECT—Approval of Teesdale Automatic Booster Fuel Oil Pump.

APPEARANCES—

For Petitioner: Arthur J. Feltault.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by committee of the board.

68-24-SA.

PETITIONER—Max Siegel.

SUBJECT—Application for reopening—modification of resolution—approval of May Oil Burner.

APPEARANCES—

For Petitioner: Albert Zeaman.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 0

1078-24-SA.

PETITIONER—The Cornell Utilities Co., Inc.

SUBJECT—Application for reopening—modification—approval of Nokol Automatic Heater.

APPEARANCES—

For Petitioner: William Porter, Charles S. Winston.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative: Commissioners Holland and Guilfoyle ..... 2

Negative: Chairman Walsh and Commissioner Connell ..... 2

Absent: Chief Kenlon ..... 1

1240-25-SA.

PETITIONER—Crane Company.

SUBJECT—Approval of Crane 2½ In. Brass Angle Hose Valve.

APPEARANCES—None.

ACTION OF BOARD—Petition disapproved on recommendation of the fire department.

THE VOTE TO APPROVE—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1240-25-SA)

WHEREAS, Crane Company filed, November 23, 1925, a petition with the board of standards and appeals for approval of their device known as the Crane 2½ Inch Brass Angle Hose Valve; and

WHEREAS, this device was referred to the fire commissioner for a test and report, and report of the fire commissioner, dated March 26, 1926, states that the valve was not recommended for approval due to certain defects.

Resolved, that the board of standards and appeals does hereby disapprove the Crane 2½ Inch Brass Angle Hose Valve.

1636-21-SA.

PETITIONER—Gilbert and Parker Manufacturing Co.

SUBJECT—Approval of Gilbert and Parker Fuel Oil Pump and Burner.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted, and petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1



# MINUTES

## THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(1636-21-SA)

WHEREAS, the Gilbert & Parker Manufacturing Company filed, December 10, 1921, a petition with the board of standards and appeals for the approval of their device known as the Gilbert & Parker Fuel Oil Burner; and

WHEREAS, this petition was denied by the board at its meeting January 17, 1922, and petitioner requested the re-opening of the case, which request was granted by vote of the board; and

WHEREAS, a committee of the board inspected the device in operation at the premises 18 Bridge street, Brooklyn, and recommended the approval of the device under certain conditions.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Gilbert & Parker Fuel Oil Burner for use in industrial installations only, such as annealing and smelting furnaces, *on condition* that fuel oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

939-24-SA.

PETITIONER—Ballard Oil Equipment Co., owner.  
SUBJECT—Approval of the Ballard Super Domestic Oil Burner.

## APPEARANCES—

For Petitioner: James McVickar, David Kaufman.

ACTION OF BOARD—Report of committee adopted and burner approved.

## THE VOTE TO ADOPT THE REPORT OF THE COMMITTEE AND APPROVE BURNER—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(939-24-SA)

WHEREAS, the Ballard Oil Equipment Company filed, July 10, 1924, a petition with the board of standards and appeals for approval of their device known as the Ballard Super Domestic Oil Burner; and

WHEREAS, a committee of the board visited the premises 285 Flatbush avenue extension, Brooklyn, and inspected the oil burner in operation and recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Ballard Super Domestic Oil Burner for use with Grade B fuel oil for domestic installations, *on condition* that the fuel oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals, and that the trip switch control be made accessible and placed outside the ash pit.

1295-24-SA.

PETITIONER—Automatic Burner Corporation.  
SUBJECT—Approval of A. B. C. Oil Burner.

## APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Report of committee adopted and burner approved.

## THE VOTE TO ADOPT REPORT OF COMMITTEE AND TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(1295-24-SA)

WHEREAS, Par-X-Oil Burner Corporation filed, November 1, 1924, a petition with the board of standards and appeals for approval of their device known as the ABC Oil Burner; and

WHEREAS, under date of December 21, 1925, the St. Leonard's Academy, 36 Brevoort place, Brooklyn, and inspected the ABC Oil Burner in operation.

WHEREAS, a committee of the board visited the premises, St. Leonard's Academy, 36 Brevoort place, Brooklyn, and inspected the ABC Oil Burner in operation.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the ABC Oil Burner for use with Grade B fuel oil for domestic installations, *on condition* that the fuel oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

813-25-SA.

PETITIONER—Hardinge Cullerton Engineering Company.  
SUBJECT—Approval of Hardinge Fuel Oil Pump.

## APPEARANCES—

For Petitioner: Mr. McCarthy of Hardinge Cullerton Engineering Company.

ACTION OF BOARD—Report of committee adopted and device approved on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle .....  
Negative .....  
Absent: Chief Kenlon .....

## THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle .....  
Negative .....  
Absent: Chief Kenlon .....

## THE RESOLUTION:

(813-25-SA)

WHEREAS, the Hardinge Cullerton Engineering Company filed, August 5, 1925, a petition with the board of standards and appeals for approval of their devices known as the Hardinge Oil Burner and Pump; and

WHEREAS, a committee of the board visited the premises 22 Clinton street, Brooklyn, and inspected the device in operation.

*Resolved*, that the board of standards and appeals does hereby *approve* the Hardinge Oil Burner and Pump for use with Grade A fuel oil and Grade B fuel oil for commercial and domestic installations, *on condition* that fuel oil burning equipment shall be installed and maintained in accordance with the rules of the board of standards and appeals, is specifically stipulated and conditioned where used with Grade A oil in commercial installations, that the use of the device shall be subject to the requirements of the fuel oil rules for Grade A installation and operation.

846-25-SA.

PETITIONER—William F. Regan.  
SUBJECT—Approval of KFC Fuel Oil Burner.

## APPEARANCES—

For Petitioner: Edward Whalen, James J. F.

ACTION OF BOARD—Report of committee adopted and burner approved.

## THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle .....  
Negative .....  
Absent: Chief Kenlon .....

## THE RESOLUTION:

(846-25-SA)

WHEREAS, William F. Regan filed, August 20, 1925,



# MINUTES

tion with the board of standards and appeals for approval of the device known as the KFC Burner; and

WHEREAS, a committee of the board visited the premises, 82nd street, Brooklyn, and inspected the KFC Burner in operation.

Resolved, that the board of standards and appeals does hereby approve the KFC Fuel Oil Burner for use with Grade fuel oil in domestic installations, on condition that the oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

## RULES.

19-SR.

PETITIONER: Superintendent of Bureau of Buildings, Manhattan.

SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.

APPEARANCES—

For Petitioner: Leod Becker, executive secretary, American Oil Burner Assn., and New York Oil Burning Assn.

ACTION OF BOARD—Reopened and set for special hearing May 21, 10 a. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

217-21-SR.

PETITIONER—Superintendent of Bureau of Buildings, Manhattan.

SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.

APPEARANCES—

For Petitioner: Leod Becker, executive secretary, American Oil Burner Assn., and New York Oil Burning Assn.

ACTION OF BOARD—Reopened and set for special hearing May 21, 10 a. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

Adjourned 6.40 p. m.

WILLIAM J. O'GORMAN, Secretary.

# RULES

## FIRE ESCAPE RULES

ADOPTED JULY 2, 1918; CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924; CAL. NO. 414-24-SR.

Rule 1. In any building erected prior to October 1, 1918, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or egress under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(1) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(a) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half (1/2) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half (1 1/2) inches mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

Any such fire escape erected prior to October 1, 1918, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire window leading to balconies may be at window sill level if steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto. Any such fire escape erected subsequent to October 1, 1918, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or egress by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

2. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 3. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.



# PROGRESS REPORT

## DOCKET.

Cases pending December 31, 1925 .....	743
Cases filed up to and including April 28, 1926 .....	371
Restored to calendar .....	31
<p style="text-align: center;"><b>MISCELLANEOUS APPLICATIONS.</b></p>	
Requests to reopen .....	77
Requests to amend .....	16
Requests for modification .....	10
Requests to rescind .....	0
Requests for extension of time .....	4
Requests for extension of permit .....	15
Requests for mechanical installations .....	1
Requests for approval of plans .....	5
Administrative requests .....	1
Requests for interpretation .....	0
Total .....	1274
Disposed of .....	620
Cases pending April 28, 1926 .....	654

### DISPOSITION OF CASES.

Withdrawn .....	.....
Dismissed .....	.....
Denied .....	.....
Granted .....	.....
Granted on condition .....	.....
Appliances approved .....	.....
Appliances dismissed, disapproved or withdrawn .....	.....
Rules approved .....	.....
Rules disapproved or rescinded .....	.....

MISCELLANEOUS ACTIONS.

Requests to reopen granted .....  
Requests to reopen denied .....  
Requests to amend granted .....  
Requests to amend denied .....  
Requests for modification granted .....  
Requests for modification denied .....  
Requests to rescind granted .....  
Requests to rescind denied .....  
Requests for extension of time granted .....  
Requests for extension of time denied .....  
Requests for extension of permit granted .....  
Requests for extension of permit denied .....  
Requests to install granted .....  
Requests to install denied .....  
Plans approved .....  
Plans disapproved .....  
Administrative requests granted .....  
Administrative requests denied or withdrawn .....  
Interpretations .....  
Requests withdrawn or dismissed .....

WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

fore the board—  
First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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MAY 11, 1926

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No. 19

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

Phone—Worth 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 p. m.

Communications should be addressed to the chairman of the board.

### CONTENTS

Table of Contents of the Bulletin contains, in the order given—

Clerk's Calendar.

Special Calendar.

Cases in Building Zone Cases.

Minutes of Regular Meeting, May 4, 1926, at 10 a. m.

Minutes of Regular Meeting, May 4, 1926, at 2 p. m.

Announcements.

Minutes of Public Hearing.

Annual Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 11, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 18, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending May 5, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
387-26-S.....	F.D.	..350 Sixth ave., Man. L. D. 86724
386-26-A.....	B.B.B.	..8823 Avenue L, Bklyn. Applic. 5806-1926
385-26-A.....	F.D.	..2598-2604 Atlantic av., Bklyn. F-92362
384-26-S.....	B.B.M.	..521-525 Sixth ave., Man. N. B. 639-1925
383-26-S.....	F.D.	..36 W. 17th st., Man. L. D. 91649
382-26-SA.....	F.D.	..Grant Oil Burner Appliance.
381-26-A.....	F.D.	..408 Concord ave., Bx. Alt. 2306-1925
380-26-S.....	B.B.M.	..30 Union square, Man. Re Certif. of Occupancy
379-26-S.....	F.D.	..159 Varick st., Man. L. D. 85586
378-26-S.....	B.B.M.	..171 Sixth ave., Man. Re: Certif. of Occupancy
377-26-A.....	F.D.	..42 E. 23rd st., Man. F-87392
376-26-S.....	F.D.	..42 E. 23rd st., Man. L. D. 87389
375-26-S.....	F.D.	..29 E. 31st st., Man. L. D. 90282
374-26-S.....	F.D.	..207 Canal st., Man. L. D. 84281
373-26-A.....	F.D.	..229-239 Knickerbocker ave., Bklyn. N. B. 218-A-1926
372-26-BZ.....	F.D.	...S. E. cor. Pouillion ave. & Hylan blvd., Annadale, Rich. N. B. 501-1926

## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR.

**TUESDAY, MAY 11, 1926, AT 2 P. M.**

### *Building Zone Cases.*

1344-25-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Bay Lumber Company, owner.  
PREMISES—West side of East 12th street, 100 ft. south of Avenue W, Brooklyn.  
APPLICATION, under sections 7c, 7f and 21 of the building zone resolution,

TO PERMIT in a residence district extending from business district, the extension and enlargement of a lumber yard occupancy.

135-26-BZ.

APPLICANT—Livingston & Livingston, for Isaac M. owner.

PREMISES—528-544 Lefferts avenue, Brooklyn.  
APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in residence district the erection and maintenance of a garage for the storage of more than five (5) vehicles.

145-26-BZ.

APPLICANT—William F. Doyle, for Garden Inventory Co., Inc., owner.

PREMISES—52-54 West 67th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a garage for the storage of more than five (5) vehicles.

146-26-BZ.

APPLICANT—Edward P. Doyle, for Lever and Sons, Inc., owner.

PREMISES—253-263 Nagle avenue, 500-508 West 10th street and 3814 Tenth avenue, Manhattan.  
APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district extending from a restricted district the erection of a garage for the storage of more than five (5) motor vehicles.

151-26-BZ.

APPLICANT—Tengis Realty Co., Inc., owner.  
PREMISES—81 West 118th street, Manhattan.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy of the basement and 1st story from residential use to a business use.

246-25-BZ.

APPLICANT—Auguste W. Gahrman, owner.  
PREMISES—East side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in residence district the maintenance of a gasoline station.

152-26-BZ.

APPLICANT—John DeHart, for Adolf Lang, owner.  
PREMISES—1791 Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy from a garage for the storage of five motor vehicles to a motor vehicle repair shop.

232-26-BZ.

APPLICANT—Hiram Feldman, for Feldshill Corporation, owner.

PREMISES—Northwest corner of Webster avenue and Ford street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district extending from business district the erection and maintenance of a building.



# CALENDAR

26-BZ.  
 LICANT—George Kindermann, for Manderkin Bldg.  
 Co., owner.

ISES—1362-1366 Webster avenue, The Bronx.  
 LICATION, under section 21 of the building zone  
 resolution,  
 PERMIT in a business district and also in a "B" area  
 district the erection and maintenance of a building  
 provided with a yard smaller than that required  
 by the zone resolution.

24-BZ.  
 LICANT—John J. Dunnigan, for Thomas Keenan,  
 owner.

ISES—560-562 Eleventh street, Brooklyn.  
 LICATION, under section 21 of the building zone  
 resolution,  
 PERMIT in a business district the erection and main-  
 tenance of a garage for the storage of more than  
 five (5) motor vehicles (previously dismissed for  
 lack of prosecution).

-BZ.  
 LICANT—New York Telephone Company, for Albert  
 Schwarzler, owner.

ISES—South side of East 175th street, between  
 Grand concourse and Walton avenue, The Bronx.  
 LICATION, under sections 7c, 7d and 21 of the build-  
 ing zone resolution,  
 ERMIT the extension from a business district into a  
 residence district of a proposed telephone exchange  
 building.

**MAY 11, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

-A—East side of Zerega avenue, 236.15 ft. south of  
 Quimby avenue, The Bronx.

-A—Foot of Van Dyke street (Warehouse No. 326  
 and 327), Brooklyn.

-A—25 Frankfort street, Manhattan.

-A—1389 Metropolitan avenue, Melvina, Borough of  
 Queens.

-A—Southeast corner of Skillman avenue and Raw-  
 son street, Long Island City, Borough of  
 Queens.

-A—3150 Kingsbridge terrace, The Bronx.

-A—South side of Maspeth avenue, 191.99 ft. west of  
 Clermont avenue, Maspeth, Borough of  
 Queens.

-A—Southeast corner of 94th avenue and 100th  
 street, Woodhaven, Borough of Queens.

*Building Zone Applications.*

ICE IS HEREBY GIVEN by the board of stand-  
 ed appeals of a public hearing under the provisions  
 building zone resolution, *Tuesday morning, May 11,*  
*10 o'clock, in Room 1013, Municipal Building,*  
 following matters:

68-26-BZ—Application, January 26, 1926, under sec-  
 tions 7b, 7c and 7e of the building  
 zone resolution, of John J. Dunnigan,  
 applicant, on behalf of Sumog Realty  
 Corp., owner, to permit in a residence  
 district, also partly in a business dis-  
 trict and partly in a residence district,  
 the erection and maintenance of a ga-  
 rage for the storage of more than five  
 (5) motor vehicles, and also the omis-  
 sion of a rear yard as required under  
 section 17 of the zone resolution; prem-  
 ises 1071 Ogden avenue, The Bronx.

CAL. NO. 32-26-BZ—Application, January 12, 1926, under  
 section 21 of the building zone resolu-  
 tion, of Philip J. Sinnott, applicant,  
 on behalf of August W. Schmidt, Jr.,  
 owner, to permit in a business district  
 the erection and maintenance of a gas-  
 oline service station; premises 4919-  
 4935 Kings highway, northwest corner  
 of Utica avenue, Brooklyn.

CAL. NO. 81-26-BZ—Application, January 28, 1926, under  
 sections 7c and 21 of the building  
 zone resolution, of John J. Dunnigan,  
 applicant, on behalf of Thomas E.  
 Monti, owner, to permit the extension  
 from an unrestricted district into a  
 residence district of a proposed garage  
 for the storage of more than five (5)  
 motor vehicles; premises 1620 Bronx-  
 dale avenue, The Bronx.

CAL. NO. 242-26-BZ—Application, March 22, 1926, under sec-  
 tions 7a and 21 of the building zone  
 resolution, of Magnuson and Kleinert  
 and Harrison G. Wiseman, architects,  
 on behalf of 15th Street Amusement  
 Company, owner, to permit in a resi-  
 dence district the erection and main-  
 tenance of a building to be used for  
 theatre and store purposes; premises  
 187-8-9 Prospect Park, West, Brook-  
 lyn.

CAL. NO. 25-26-BZ—Application, January 9, 1926, under  
 section 7e of the building zone resolu-  
 tion, of Magnuson and Kleinert, archi-  
 tects and engineers, on behalf of Squil-  
 lacci & Torre, owners, to permit in  
 a business district the erection and  
 maintenance of a garage for the stor-  
 age of more than five (5) motor ve-  
 hicles; premises 571-583 East New  
 York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**MAY 11, 1926, 2 P. M.**

*Petitions for Variations.*

880-25-S—254-258 35th street, Manhattan.

739-25-S—319-321 East 53rd street, Manhattan.

988-25-S—385 Madison avenue, Manhattan.

1174-25-S—Southeast corner of 94th avenue and 100th  
 street, Woodhaven, Borough of Queens.

54-26-S—Foot of Van Dyke street (Warehouse No. 326  
 and 327), Brooklyn.

1102-24-S—251 Fifth avenue and 1 East 28th street, Man-  
 hattan.

1220-25-S—42 West 28th street, Manhattan.

37-26-S—209-211 East 37th street, Manhattan.

960-25-S—34 East 28th street, Manhattan.

1195-25-S—72-74 West 125th street, Manhattan.

1214-25-S—228-238 East 44th street, Manhattan.

1234-25-S—2082 Third avenue, Manhattan.

993-25-S—408-410 Broadway, Manhattan.

1190-25-S—449 Union street, Brooklyn.

1314-25-S—Northwest corner of Sunswick street and Payn-  
 ter avenue, Long Island City, Borough of  
 Queens.

1307-25-S—222-224 West 37th street, Manhattan.

86-26-S—47 East Houston street, Manhattan.

918-25-S—30-32 East 21st street, Manhattan.

1228-25-S—27-37 West 60th street, Manhattan.



# CALENDAR

MAY 18, 1926, 10 A. M.

## Appeals from Administrative Orders.

- 75-26-A—30-02 to 30-20 48th avenue and 48-02 to 48-03 30th place, Long Island City, Borough of Queens.
- 88-26-A—450 West 22nd street, Manhattan.
- 96-26-A—109-111 Montgomery street, Brooklyn.
- 100-26-A—161 West 34th street, Manhattan.
- 102-26-A—288-292 Flatbush avenue, Brooklyn.
- 117-26-A—9523 Shore road, Brooklyn.
- 121-26-A—322-332 West 52nd street, Manhattan.
- 287-26-A—Northeast corner Edgewater road and 287th street, The Bronx.
- 124-26-A—116 Central Park South, Manhattan.
- 1129-25-A—178-180 Cook street and 929-931 Flushing avenue, Brooklyn.
- 1320-25-A—South side Grand street, 460 ft. west of Grandson avenue, Maspeth, Borough of Queens.
- 71-26-A—3 East 40th street, Manhattan.
- 224-26-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.
- 110-26-A—14-28 10th street, Long Island City, Borough of Queens.
- 186-26-A—109 East 38th street, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 18, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 185-26-BZ—Application, March 4, 1926, under section 21 of the building zone resolution of Stoddard and Mark, applicant on behalf of Society for the Propagation of the Faith, owner, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 109 East 38th street, Manhattan.
- CAL. NO. 94-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district extension and enlargement of an existing gasoline service station; premises southwest corner of East 149th street and Prospect avenue, The Bronx.
- CAL. NO. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant on behalf of Hargreen Realty, owner, to permit in a business district the erection and maintenance of a line selling station; premises 588 Erbocker avenue, northwest corner of Palmetto street, Brooklyn.
- CAL. NO. 36-26-BZ—Application, January 14, 1926, under section 21 of the building zone resolution, of Apollo Building Corporation, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 823 Avenue Q, northwest corner of 9th street, Brooklyn.
- CAL. NO. 82-26-BZ—Application, January 28, 1926, under sections 7c and 7e of the building

734-25-S—87-9 Nassau street, 130 Fulton street, Manhattan.

1287-25-S—74 St. Edwards street, Brooklyn.

1712-21-S—80 West Houston street, Manhattan.

16-26-S—561-565 Seventh avenue and 149 West 40th street, Manhattan.

## Appliances Submitted for Approval.

2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.

91-26-SA—Signal Standpipe Alarm Panel, approval of.

## CALL OF CLERK'S CALENDAR.

TUESDAY, MAY 18, 1926, AT 2 P. M.

### Building Zone Cases

1304-25-BZ.

APPLICANT—William F. Doyle, for Samuel Berman, owner.

PREMISES—2447-2449 Coney Island avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

120-26-BZ.

APPLICANT—Israel Spielberg, for May Firetag, owner.

PREMISES—109-25 Farmers avenue, Hollis, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

182-26-BZ.

APPLICANT—Richards, Smyth & Conway, for Charles H. Ohlau, owner.

PREMISES—386 Euclid avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Greenberg, owner.

PREMISES—Southwest corner of Forest parkway and Ruth place, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in an "F" area district extending from a "C" area district the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district.

222-26-BZ.

APPLICANT—William F. Doyle, for Corporation of Trinity Church, owner.

PREMISES—2-8 Clarkson street, 207-225 Varick street and 244-248 West Houston street, Manhattan.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district extending from an unrestricted district the erection and maintenance of a factory building.



# CALENDAR

resolution, of John J. Dunnigan, applicant, on behalf of Edmund Francis Realty Company, owner, to permit in a business district the erection and maintenance of a proposed extension of a garage for the storage of more than five (5) motor vehicles; premises 1568 Southern boulevard, The Bronx.

no. 107-26-BZ—Application, February 5, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of H. Pivnick Construction Co., owner, to permit in a business district the change of occupancy of a portion of a building from a conforming use to a public garage use; premises 1009-1015 Liberty avenue, northeast corner of Conduit avenue, Brooklyn.

no. 1265-25-BZ—Application, December 9, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Louis M. Block, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 458 Utica avenue, southwest corner of East New York avenue, Brooklyn.

no. 214-26-BZ—Application, March 13, 1926, under section 21 of the building zone resolution, of John T. Dooling, applicant, on behalf of Ralph and Max Schweibish, owners, to permit in a business district the erection and maintenance of a building for use and occupancy as an iron work shop; premises west side of Barretto street, 100 ft. north of Oak Point avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**MAY 18, 1926, 2 P. M.**

*Appeals from Administrative Orders.*

25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

25-A—87-93 Columbia street, Brooklyn.

26-A—1512 Plimpton avenue, The Bronx.

26-A—239 Nostrand avenue, Brooklyn.

25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 18, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

no. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

no. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution,

of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 2101-2121 Church avenue, northeast corner of Kenmore place, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Carollo Brothers, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

**FRIDAY, MAY 21, 1926, 10 A. M.**

**SPECIAL MEETING.**

*Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

**MAY 25, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

1046-25-A—Northwest corner of Decatur street and Irving avenue, Brooklyn.

8-26-A—24-26 East 13th street, Manhattan.

133-26-A—25-27 Bergen street, Brooklyn.

143-26-A—50-54 Greenpoint avenue and 47-55 Milton street, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

176-26-A—119-125 West 25th street, Manhattan.

179-26-A—Northeast corner of Grand and Rust streets (High street), Maspeth, Borough of Queens.

183-26-A—1986-1992 Broadway, Brooklyn.

184-26-A—265 Lexington avenue, Manhattan.

188-26-A—211-249 Lombardy street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 25, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 84-26-BZ—Application, January 28, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Manzi, owner, to permit in a residence district the maintenance of a bakery; premises 747 East 215th street, The Bronx.

CAL. NO. 95-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the extension and enlargement of an existing gasoline service station; premises southeast corner of East 168th street and Jerome avenue, The Bronx.



# CALENDAR

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 729-23-BZ—Application, April 20, 1926, under section 7g of the building zone resolution, of Joseph J. Dalmases, applicant, on behalf of Conrad DiChristina, owner, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted by the board for a temporary period); premises 733-735 East 235th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MAY 25, 1926, 2 P. M.

## Rules.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## Petitions for Variations.

- 1191-25-S—299 Wallabout street, Brooklyn.
- 1237-25-S—153-159 West 27th street, Manhattan.
- 45-26-S—618-620 Fifth avenue and 2 West 50th street, Manhattan.
- 67-26-S—127-133 West 26th street, Manhattan.
- 1306-25-S—108 Grand street, Manhattan.
- 50-26-S—9 East 47th street, Manhattan.
- 58-26-S—6-8 West 22nd street, Manhattan.
- 74-26-S—35-37 West 3rd street, Manhattan.
- 87-26-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.
- 90-26-S—345-351 West 35th street, Manhattan.
- 106-26-S—29 Mangin street, Manhattan.
- 114-26-S—63-67 Prince street, Manhattan.
- 126-26-S—352 Seventh avenue, Manhattan.
- 132-26-S—76-86 Ninth avenue, Brooklyn.
- 78-26-S—24 Union square east, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.
- 14-26-S—23 West 32nd street, Manhattan.
- 1230-25-S—424 Broome street, Manhattan.
- 70-18-S—535 West Broadway, Manhattan.
- 1269-25-S—594-598 Eighth avenue and 272 West 39th street, Manhattan.

## Appliances Submitted for Approval.

- 1151-25-SA—Florence Garage Heater, approval of.
- 111-26-SA—Gem Fuel Oil Burner, approval of.
- 113-26-SA—Orr Fuel Oil Burner, approval of.

JUNE 8, 1926, 10 A. M.

## Appeals from Administrative Orders.

- 1254-25-A—Certificate of approval for combustible mix (Flit).
- 139-26-A—348 Fulton street, Brooklyn.
- 144-26-A—1-5 Franklin avenue, Brooklyn.
- 149-26-A—1381-97 Sedgwick avenue, Bronx.
- 215-26-A—150 William street, Manhattan.
- 1141-25-A—217-223 East 43rd street and 218-226 East street, Manhattan.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of s ards and appeals of a public hearing under the provi of the building zone resolution, *Tuesday morning, Ju* 1926, at 10 o'clock, in Room 1013, Municipal Building the following matter:

CAL. NO. 134-26-BZ—Application, February 16, 1926, section 21 of the building zone re tion, of John DeHart, applicant, o half of Rachael Kantrowitz and Kantrowitz, owners, to permit in idence district the conversion of pancy of first floor from residence business use; premises 871 East street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 8, 1926, 2 P. M.

## Petitions for Variations.

- 962-25-S—117-119 West 26th street, Manhattan.
- 1140-25-S—217-223 East 43rd street and 218-226 East street, Manhattan.
- 1274-25-S—2-8 West 141st street, Manhattan.
- 27-26-S—22 East 65th street and 750 Madison Manhattan.
- 112-26-S—199-201 Greene street, Manhattan.
- 138-26-S—348 Fulton street, Brooklyn.
- 1023-25-S—199-209 Steuben street, Brooklyn.
- 7-26-S—24-26 East 13th street, Manhattan.
- 119-26-S—234-240 West 39th street, Manhattan.
- 122-26-S—550 Broadway, Manhattan.
- 178-26-S—20-22 East 57th street, Manhattan.
- 189-26-S—315 Seventh avenue, Manhattan.
- 194-26-S—100 Review avenue, Long Island City, E of Queens.

## Appliances Submitted for Approval.

- 161-26-SA—Petrol Domestic Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire guisher, approval of.
- 1310-25-SA—Westinghouse Electric Manufacturing ters and Milliammeters, Type BA approval of.

JUNE 22, 1926, 2 P. M.

## Petitions for Variations.

- 196-26-S—300 ft. east of Bethel avenue and 500 of S. I. R. R., Tottenville, Borough of R
- 192-26-S—131 West 24th street, Manhattan.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, MAY 4, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Monday morning, April 27, 1926; the minutes of the regular meeting of the board, held Tuesday afternoon, April 28, 1926; the minutes of the special meeting of the board, held Friday morning, April 23, 1926, and the minutes of the special meeting of the board, held Friday afternoon, April 23, 1926, were approved as printed in the Bulletin, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

1071-25-A.  
APPELLANT—Fish Realty Company, lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—405-409 West 13th street, Manhattan.

APPEARANCES—  
For Appellant: George Place.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

1071-25-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Art Ivory Mfg. Co., lessee.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—1078 Willoughby avenue, Brooklyn.

APPEARANCES—  
For Appellant: Herman E. Horwood.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION:

(893-25-A)  
WHEREAS, Croker National Fire Prevention Engineering Company, for Art Ivory Manufacturing Company, lessee, on September 1, 1925, an appeal from a decision of the fire commissioner, affecting premises 1078 Willoughby avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered August 7, 1925, reads:

"1. Calendar No. 61-23-A is only applicable to 1078 Willoughby Avenue, 200 feet south from Wilson Avenue as shown by Board of Appeals plans, papers and resolutions. Plans cannot be accepted as far as extension is concerned.

"2. Provide a two-source sprinkler equipment (gravity tank and pressure tank) as per Rule 37, amended December 30, 1921."

WHEREAS, the building is fireproof, three stories in height, 30 ft. by 80 ft. (2,400 sq. ft.) in area; OCCUPIED for the manufacture of celluloid articles, 106 persons in the building; EQUIPPED with an approved two-source sprinkler system, fed from a 10,000 gallon gravity tank with these connections at front; and

WHEREAS, the appellant proposes to install a two-source

sprinkler system in the one-story non-fireproof building, 48 ft. by 91 ft. 4 in. (4,384 sq. ft.) in area, known as No. 1080-1082 Willoughby avenue, by making a 4 in. connection to the existing sprinkler system in No. 1078 Willoughby avenue; the two buildings are connected by doorways in the division wall and occupied by one tenant; and

WHEREAS, the appellant contends that the proposed extension of the sprinkler system is lawful; that the law does not require an independent system for building No. 1080-1082 Willoughby avenue; and

WHEREAS, this is a one-story addition to an existing three-story building which is equipped with sprinkler system, granted under Cal. No. 61-23-A.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the sprinkler system equipment of three-story adjoining building shall be extended to this one-story building in accordance with the sprinkler regulations; that this part of plant shall not exceed a height of one story in the same tenancy and operation; and that plans shall be filed for approval in bureau of fire prevention.

1071-25-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for New York Manufacturers Real Estate Co., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—626-630 West 44th street, Manhattan.

APPEARANCES—  
For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION:

(1071-25-A)  
WHEREAS, Croker National Fire Prevention Engineering Co., for Eugene Higgins, owner, filed, October 20, 1925, an appeal from an order of the fire commissioner, affecting premises Nos. 626-30 West 44th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 13, 1925, reads (Order No. 83345-F):

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs).";

and

WHEREAS, the building is non-fireproof, five stories (65 ft. 6 in.) in height, 74 ft. by 150 ft. (inside area being 10,650 sq. ft.) in area; OCCUPIED as a printing establishment, excepting the 3rd story, which is used for the assembling and storage of metal farming implements; 127 persons above the 1st story; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system supplied from a 25,000 gallon gravity tank, also a 6 in. street connection and sidewalk siamese; that there is a National District fire alarm station on each floor; that the premises are patrolled night and day by a watchman service, and contends, further, that the area is but slightly in excess of the 10,000 square feet limit.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be extended or increased in height, area or dimension; that the building



# MINUTES

shall be equipped throughout with an approved two-source sprinkler system, maintained in good working order; and *granted* so long as occupancy and use by the same or similar operation shall remain unchanged; and that an interior fire alarm system and central office supervisory system shall be maintained.

5-26-A.

APPELLANT—Henry W. Burt, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Jamaica avenue and 256th street, Floral Park, Borough of Queens.

APPEARANCES—

For Appellant: J. Gerard McLouglin and Henry W. Burt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative ..... 5

Absent ..... 0

THE RESOLUTION:

(5-26-A)

WHEREAS, Henry W. Burt, lessee, filed, January 2, 1926, an appeal from an order of the fire commissioner, affecting premises situate on the northwest corner of Jericho turnpike (Jamaica avenue) and Little Neck road (256th street), Floral Park, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 15, 1924, reads (Order No. 53021-F):

"1. Provide a pump of 1,000 gallons per minute capacity suctioning from tank or pump of at least 30,000 gallons capacity. Section 776, Greater New York Charter."

and

WHEREAS, the premises consist of an irregular-shaped plot of ground having a frontage of 449 ft. on Jamaica avenue and a maximum depth of 264 ft., upon which is located the lumber yard of Henry Burt, consisting of several one-story sheds, a two-story office, a one-story building 48 ft. by 96 ft. in area, lumber piles and four 20 ft. driveways; and

WHEREAS, appellant contends that the premises are isolated, the nearest building being distant 120 ft.; that numerous exits are provided; that the premises is equipped with water casks, each equipped with 6 water buckets, and contends, further, that there is a fire hydrant within 80 ft. of the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* so long as present conditions as indicated on plans filed in this appeal—cross aisles and passageways of not less than 20 ft. in width—shall be maintained; that no lumber stack shall exceed a height of 15 ft.; that the existing buildings shall be not increased in height or area; and that the yard throughout shall be equipped with not less than twenty 40 gallon water casks, painted red, equipped with 6 water buckets to each cask.

63-26-A.

APPELLANT—Adams Street Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—291-293 Adams street, Brooklyn.

APPEARANCES—

For Appellant: Herman Torjesen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(63-26-A)

WHEREAS, Adams Street Realty Corp., owner, filed, January 25, 1926, an appeal from an order of the fire commissioner, affecting premises No. 291-3 Adams street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 15, 1925, reads (Order No. 83828-F):

"1. Install an automatic dry pipe sprinkler system in cellar and on 1st story, etc."

and

WHEREAS, the building is non-fireproof, five stories (ft.) in height, 46 ft. by 72 ft. 8 in. in area. OCCUPIED: Cellar and 1st story, manufacture of paper goods, 5 persons; 2nd story, hair tonic, 2 persons; 3rd story, 18 persons; 4th story, shoe ornaments, 12 persons; 5th story, dressmaking, 8 persons.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* on condition that the cardboard storage, lying flat, shall be restricted to the cellar occupancy and than a single fire-resisting vault for the storage of trade waste; and *granted* only so long as conditions of occupancy and use otherwise shall remain unchanged.

73-26-A.

APPELLANT—Samuel Rosenblum, for Conreco Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—16-18 West 3rd street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(73-26-A)

WHEREAS, Samuel Rosenblum, for Conreco Co., owner, filed, January 26, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 16-18 West 3rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 31, 1925, reads (Order No. 88619-F):

"1. Install a standpipe system with risers of 4 in. diameter tested to withstand a pressure of 100 lbs. per square inch, extending from cellar to 1st story, with necessary check valves and 2½ inch regulation outlets on each story (including cellars and roofs) placed within main stairway. Each outlet to be provided with sufficient hose of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, seven stories (ft.) in height, 40 ft. by 75 ft. in area at 1st story, 40 ft. by 69 ft. in area above. OCCUPIED: 1st story, restaurant; upper stories, tenant factory, 55 persons.

WHEREAS, appellant contends that the building is adequately provided with exits; and



# MINUTES

installed an interior fire alarm system with automatic fire alarm connection to fire headquarters, and that the height of the building is only 3 ft. above the 85 ft. limit requiring a standpipe installation.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped with an interior fire alarm system, with direct central office connection to fire headquarters; that an approved 2½ gallon extinguisher shall be provided at front and rear on each story throughout the premises; that all required legal exits shall be provided and maintained; and *granted* so long as occupancy and use remain substantially unchanged.

62-26-A.  
APPELLANT—Ballard Oil Equipment Co., for Cecilia Toop, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—546 West 252nd street, The Bronx.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(76-26-A)

WHEREAS, David Kaufman, for Ballard Oil Equipment Co., for Cecilia Toop, owner, filed, January 27, 1926, an appeal from an order of the fire commissioner, affecting premises 546 West 252nd street, The Bronx; and

WHEREAS, the order of the fire commissioner, dated January 2, 1926, reads (Order No. 32768-LC):

"1. Provide fuel oil pump or pumps of a type approved by Board of Standards and Appeals as per Rule 1, Section a of the Fuel Oil Rules.

"5. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals, as per Rule 12 of the Fuel Oil Rules."

WHEREAS, the building is non-fireproof, two stories in height, 28 ft. by 60 ft. in area; OCCUPIED as a dwelling;

WHEREAS, a fuel oil burning system has been installed, consisting of a 550 gallon storage tank (buried outside the premises), a Cook electric pump, a Ballard Super Domestic burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant requests a temporary permit to operate the system, pending the approval of the pump and burner by the board.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 1, for a temporary period of ninety days, pending determination of the board on proposed amendments to the fuel oil rules, only so far as the pump is concerned, *on condition* that the fuel oil burning system comply with the fuel oil rules in all other respects.

APPELLANT—Astoria Properties Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—45-59 Mills street, Astoria, Borough of Queens.

APPEARANCES—

For Appellant: Harry F. Tuttle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(92-26-A)

WHEREAS, Astoria Properties Company, owner, filed, February 1, 1926, an appeal from order of the fire commissioner, affecting premises 45 to 59 Mills street, Astoria, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 15, 1924, Order No. 57456-F, reads:

"Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure, \* \* \*";

and

WHEREAS, the building is non-fireproof, four stories (60 ft.) in height, 181 ft. 6 in. by 228 ft. (30,880 sq. ft.) in area. OCCUPIED: 1st story, machine shop, 45 persons; 2nd story, manufacture of machines, also underwear, 90 persons; 3rd story, manufacture of ribbons, 20 persons; 4th story, manufacture of silks, 100 persons; and

WHEREAS, the appellant contends that the building is equipped with a sprinkler system and fire alarm system and also provided with adequate exit facilities.

*Resolved*, that the order of the fire commissioner be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the required legal exits shall be provided and maintained, with an interior fire alarm system and a watchman supervisory system maintained on each floor; and that an approved sprinkler system shall be maintained throughout the premises.

62-26-A.

APPELLANT—Joseph Strenger, for M. Stylianos, et al., owners.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1564 Bryant avenue, The Bronx.

APPEARANCES—

For Appellant: Julius Paull and Joseph Strenger.

For Opposition: John J. Dunnigan and Louis Held.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(62-26-A)

WHEREAS, Joseph Strenger, for M. Stylianos, et al., owners of surrounding properties, filed, January 25, 1926, an appeal from a decision of the superintendent of buildings, affecting premises No. 1564 Bryant avenue, Borough of The Bronx; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1925, reads:

"Your letter of December 23rd received, in reference to the alteration of property at the southeast corner of Bryant Avenue and 173rd Street, Bronx.

"The records of this Bureau show that certificate No. 58 of 1919 was issued by this Bureau for the occupancy of a one-story building at above location as a wet wash laundry.



# MINUTES

"The affidavit and report filed with said application for certificate of occupancy show that the building was occupied previously to 1916 for light manufacturing and as a laboratory, club house, embroidery manufacturing, and at the time of the issuance of certificate, as a paint shop.

"As there is no contradictory evidence on file in this Bureau to the facts set forth as above, your request to revoke the permit issued to Leo Held, Inc., to alter and convert the premises to be used for stores is hereby denied.";

and WHEREAS, the building is non-fireproof, one story in height, 50 ft. by 100 ft. in area; now vacant; and

WHEREAS, the appellant contends that the work involved under permit issued December 7, 1925, by the superintendent of buildings to alter and convert the premises in question for store purposes will entail an expense greater than 50 per cent of the value of the building, exclusive of foundations; that the premises was not used for business purposes during the year of 1916, and he has filed two affidavits to that effect; that the certificate of occupancy issued for the premises in 1919 was without authority; and

WHEREAS, it appears that the premises was occupied for a business use prior to July 25, 1916, as indicated by permit issued by the superintendent of buildings after investigation; and

WHEREAS, there was no proof submitted at the hearing that the superintendent of buildings or his subordinates acted in anything but good faith based on absolute knowledge of conditions prior to 1916 at these premises.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

## BUILDING ZONE CASES.

1143-25-BZ.

APPLICANT—William J. Russell, for Estate of Giuseppe DeMari, owner.

SUBJECT—Application (re: order of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used in part for business.

PREMISES AFFECTED—41 West 52nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(1143-25-BZ)

WHEREAS, William J. Russell, for the estate of Giuseppe De Mari, filed, November 6, 1925, an application under the building zone resolution to permit in a residence district the use of a portion of a building for business purposes; premises 41 West 52nd street, Manhattan; and

WHEREAS, applicant failed to complete his papers, although notified to do so.

*Resolved*, that the application be and it hereby is *dismissed* for lack of prosecution.

1313-25-BZ.

APPLICANT—John J. Dunnigan, for Louis Held, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and extension of a business building.

PREMISES AFFECTED—1564 Bryant avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan and Louis Held.

For Opposition: Julius Paull and Joseph Streger.

ACTION OF BOARD—Application granted on conditions—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(1313-25-BZ)

WHEREAS, John J. Dunnigan, for Louis Held, Inc., owner, filed, December 17, 1925, an application, under the building zone resolution, to permit in a residence district the alteration and extension of a business building; premises 1564 Bryant avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals;

WHEREAS, the use district maps accompanying the building zone resolution show that Bryant avenue, East 17th street and Longfellow avenue are all in residence district; and

WHEREAS, the decision of the superintendent of buildings rendered December 10, 1925, reads:

"1. Proposed extension of business building in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 75 ft., a depth of 50 ft.; to be occupied as a business building; stores on first floor; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals hereby *make a variation* in the application of the use district regulations of the building zone resolution, and the application be and it hereby is *granted*, only so far as affects a 25 ft. extension on street frontage to an existing business occupancy, on condition that the occupancy and of the proposed extension shall be restricted to retail cantile business use; that no meat market, delicatessen or fish store shall be permitted; that any advertising or fish store shall be restricted to the plate glass windows on store front; that no produce or merchandise shall be played beyond the building line of the store front of the proposed addition nor existing business occupancy; that the building shall be restricted to a one-story structure height and the rear and gable walls shall be uniform throughout their entire height and length; that all necessary permits shall be obtained within six months after construction work involved shall be completed within one year from the date of this action.

1044-25-BZ.

APPLICANT—John J. Dunnigan, for Carmine Genio, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for storage of more than five motor vehicles.

PREMISES AFFECTED—975-977 Second avenue, Borough of Queens.



# MINUTES

## PEARANCES—

For Applicant: John J. Dunnigan and Samuel Dargenio.

For Opposition: Isidor Matz, Samuel Persch and Louis Friedman.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle ..... 2

Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon ..... 3

Absent ..... 0

## THE RESOLUTION:

(1044-25-BZ)

WHEREAS, John J. Dunnigan, for Carmine Dargenio, filed, October 13, 1925, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 975-977 Second avenue, Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Second avenue and Ditmas street are in business districts, and that Singer avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered October 10, 1925, reads:

"1. The erection of a public garage partly within a business district and partly within a residence district is contrary to the provisions of Article 2, Sections 3 and 4 of the Zone Law."

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 150 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship;

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1045-BZ.

APPLICANT—Crocker National Fire Prevention Engineering Co., for Charles Bennett, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection of a proposed extension to an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—469-493 Fenimore street, Brooklyn.

## PEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Harry J. Rosenson and Isidor Sachs.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

## THE RESOLUTION:

(1128-25-BZ)

WHEREAS, Crocker National Fire Prevention Engineering Co., for Charles Bennett, owner, filed, November 4, 1925,

an application, under the building zone resolution, to permit in a residence district the erection of a proposed extension to an existing garage for the storage of more than five motor vehicles; premises 469-493 Fenimore street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fenimore street is in a residence district, and that New York avenue and Brooklyn avenue are both in business districts; and

WHEREAS, the decision of the superintendent of buildings rendered October 13, 1925, reads:

"1. Proposed extension of Public Garage in residential district is contrary to Zone Resolution. Art. 2, S. 6, and same is hereby denied."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 110 ft. and a depth of 90 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1328-25-BZ.

APPLICANT—William F. Doyle, for 107-108 First Avenue Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the maintenance of a junk shop and also a blacksmith shop occupancy of an existing building.

PREMISES AFFECTED—324-328 East 108th street, Manhattan.

## PEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(1328-25-BZ)

WHEREAS, William F. Doyle, for 107-108 First Avenue Corporation, owner, filed, December 21, 1925, an application, under the building zone resolution, to permit in a business district the maintenance of a junk shop and also a blacksmith shop occupancy of an existing building; premises 324-328 East 108th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 108th street and East 109th street are in business districts, and that First avenue is in an unrestricted district; and

WHEREAS, the order of the superintendent of buildings, rendered May 28, 1925, reads:

"A reinspection of the above premises has been made by this Bureau relative to Zoning Violation 12-1925.

"Our inspector reports as a result that a junk shop and a blacksmith shop are still being maintained in these premises contrary to the Zoning Resolution.



# MINUTES

"A final reinspection will be made ten days from the date of this letter when it is expected the unlawful occupancies specified will have been vacated.

"Otherwise we shall be compelled to prosecute the case to enforce compliance with the law in the matter.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 30 ft. and a depth of 60 ft.; to be occupied as a junk shop and also a blacksmith shop; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects premises No. 324, a one-story structure, 15 ft. front by 60 ft. in depth, to be used as a junk shop, on condition that all permits required shall be obtained within sixty days; and that this variation is granted pending the expiration of lease now in force, for a period of two years from the date of this action.

34-26-BZ.

APPLICANT—Emil Guterman, for Emerson Stidd, owner.  
SUBJECT—Application (re: decision of fire commissioner)

under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—North side of Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(34-26-BZ)

WHEREAS, Emil Guterman, for Emerson Stidd, owner, filed, January 13, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises north side Merrick road, 125 ft. west of Leslie road, Springfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Merrick road is in a business district; that 125th (Hunton) avenue is in a residence district, and that Leslie road is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered October 2, 1925, reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals.";

and

WHEREAS, the premises consists of a plot of ground on which it is proposed to install tanks, pumps and necessary buildings and equipment for a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship, in that an application and plan was filed in the fire department prior to June 9, 1925, for the installation of a gas selling station on these premises as shown in the records of the fire department.

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that all permits necessary for the prosecution of the work shall be obtained within nine months and any work entailed in carrying out such permits shall be completed within eight months from the date of this action.

1144-25-BZ.

APPLICANT—Philip J. Sinnott, for Manbro Realty owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—East side of Kings highway, 338 ft. 6 in. south of Foster avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Lyman C. Stone.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1144-25-BZ)

WHEREAS, Philip J. Sinnott, for Manbro Realty company, owner, filed, November 6, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station on premises east side of Kings highway, 338 ft. 6 in. south of Foster avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals;

WHEREAS, the use district maps accompanying the building zone resolution show that Foster avenue is in a business district; that Kings highway is in a business district, and that Farragut road is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 26, 1926, reads:

"Proposition contrary to the zone resolution.

2, Section 4-A-46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of an irregular plot of ground having a frontage of 125 ft. 6 in. on Kings highway and a depth of 159 ft. 9 in., upon which it is proposed to install gasoline storage tanks, pumps and piping for a gasoline selling station and also a one-story office, by 15 ft. in area; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship, the premises being located partly in the unrestricted district.

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that all permits necessary for the prosecution of the work shall be obtained within six months and any construction entailed thereby shall be completed within one year from the date of this action.



# MINUTES

125-BZ.

APPLICANT—John J. Dunnigan, for Bronx Heights Development Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 7g of the building zone resolution to permit partly in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five (5) horses, for use in connection with a riding academy.

PREMISES AFFECTED—2131-2149 White Plains avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1253-25-BZ)

WHEREAS, John J. Dunnigan, for Bronx Heights Development Corporation, owner, filed, December 4, 1925, an application, under the building zone resolution, to permit in a business district and partly in a residence district the erection and maintenance of a stable for the accommodation of more than five (5) horses, for use in connection with a riding academy; premises 2131-2149 White Plains avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue is in a business and residence district, and that Bronx Park East is a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 3, 1925, reads:

"1. Erection of proposed riding academy or stable for more than five (5) horses in business and residence district is contrary to provisions of building zone resolution."

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 111 ft. and a depth, irregular, of 101 ft. 4 in. and 102 ft.; occupied as a stable for more than five (5) horses;

WHEREAS, the board deemed that applicant is entitled to and in view of the fact that he has filed over 80 per cent of consents of affected property owners in support of application.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that application be and it hereby is granted to permit the use of the premises for the conduct of a public riding academy, with accommodation for uses incidental to the operation of an equestrian riding academy, on condition that the structure shall not exceed two stories above grade in that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be no advertising signs displayed other than a flat wall sign bearing the name or title of the occupancy; that there shall be no roof signs erected; that all permits necessary for prosecution of the work shall be obtained within thirty days and the building completed within eighteen months from the date of this action.

125-BZ.

APPLICANT—Henry Nordheim, for Rosemont Holding Corp., owner.

SUBJECT—Application (re: decision of commissioner of buildings) under section 21 of the building zone resolution to permit in a residence district the alteration and use for stores of the first story of an existing tenement house.

PREMISES AFFECTED—2262 Valentine avenue, The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, Bedros G. Terzian.

For Opposition: J. J. O'Brien.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commrs. Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1350-25-BZ)

WHEREAS, Henry Nordheim, for Rosemont Holding Corp., owner, filed, December 21, 1925, an application, under the building zone resolution, to permit in a residence district the alteration and use for stores of the 1st story of an existing tenement house; premises 2262 Valentine avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Valentine avenue, East 183rd street and Tiebout avenue are all in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 30, 1925, reads:

"1. Proposed alteration of tenement building for stores at 1st story is contrary to the provisions of the building zone resolution, the location being in a residential zone;" and

WHEREAS, the existing tenement building is non-fireproof four stories in height, having a frontage of 31.54 ft. on East 183rd street and 77 ft. on Valentine avenue; it is proposed to alter the 1st story of this building and use it for six (6) stores, and it is also proposed to erect, at the southerly end of the building, a one-story extension, 8 ft. 6 in. by 17 ft. 9 in. and use same as a store; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and the street frontages in both directions are as yet uninvaded by any non-conforming uses.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

51-26-BZ.

APPLICANT—Luetzow and Reeves, lessees.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—745 Richmond avenue, Port Richmond, Richmond.

APPEARANCES—

For Applicant: William W. Kenniston.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commrs. Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(51-26-BZ)

WHEREAS, Luetzow & Reeves, for John Kaminski, owner, filed, January 21, 1926, an application, under the building



# MINUTES

zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 745 Richmond avenue, Port Richmond, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Richmond avenue and Forest avenue are in business districts and that Willow Brook road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered January 20, 1926, reads:

"Application No. 821-1925 for garage and auto repair shop at 745 Richmond Avenue, south of Willow Brook Road, is disapproved on account of its being contrary to zone resolution to erect an auto repair shop in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 107 ft. on Richmond avenue and 110 ft. on Willow Brook road, upon which is located a gasoline selling station and also a metal two-car garage; it is proposed to construct on the plot, abutting the garage, a one-

story metal building, 20 ft. by 20 ft. in area, and use a motor vehicle repair shop; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary ship.

*Resolved*, that the board of standards and appeals hereby *make a variation* in the application of the strict regulations of the building zone resolution, and the application be and it hereby is *granted on condition* the proposed extension shall be limited to a one-story structure in height, not exceeding in area 20 ft. by 20 ft.; any motor vehicle repair work shall be restricted to performed by manual operation; that there shall be no stoves, machinery or open-flame apparatus installed or located on the premises, other than a one-half horsepower electric drill; that the repair work shall be restricted to alterations and repairs incidental to the conduct of a garage now conducted on the premises; that all permits necessary for the prosecution of the work shall be obtained within six months and the work incidental thereto completed within nine months from the date of this action.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MAY 4, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle, Chief Kenlon and Deputy Chief Martin.

### APPEALS FROM ADMINISTRATIVE ORDERS.

3-26-A.

APPELLANT—Isidore Henigstein and Pearl Reis, owners.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—1512 Plimpton avenue, The Bronx.

### APPEARANCES—

For Appellant—John J. Gilmartin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., on request.

12-26-A.

APPELLANT—Samuel Rosenblum, for Ideal Cleaners and Dyers, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—239 Nostrand avenue, Brooklyn.

### APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., on request.

1111-25-A.

APPELLANT—Industrial Automatic Sprinkler Co., for Abraham & Strauss, owners.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—50-58 Boerum place and 209-233 State street, Brooklyn.

### APPEARANCES—

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m.; no appearances for appellant.

1254-25-A.

APPELLANT—Standard Oil Company of New Jersey.  
SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Certificate of approval for combustible mixture "Flit."

### APPEARANCES—

For Appellant: Dubois Gillett.

ACTION OF BOARD—Laid over to June 8, 1926, a. m., on request.

1199-25-A.

APPELLANT—Edward P. Doyle, for Court House Building Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—Southeast corner of 1st avenue and Coney Island avenue, Brooklyn.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., on written request of appellant.

841-25-A.

APPELLANT—Samuel Rosenblum, for Frederick Realty Co., owner.

SUBJECT—Application for reopening—modification of appeal from decision of fire commissioner.

PREMISES AFFECTED—449-459 Seventh avenue, 167 West 34th street and 160-166 West 35th street, Manhattan.

### APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—No action taken. Laid over to May 11, 1926, at 10 a. m.

1212-25-A.

APPELLANT—Capitol Theatre Co., Inc., lessee.  
SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—280 Broadway, West Brighton, Richmond.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.



# MINUTES

ACTION OF BOARD—Appeal withdrawn on request.  
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

1217-25-A.

APPELLANT—Warren Brothers Co., for City of New  
York, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—456 Hamilton avenue, Brook-  
lyn.

APPEARANCES—

For Appellant: Otto Claussner, Edmund A. Mays.  
For Administration: Inspector Carroll of fire de-  
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1217-25-A)

WHEREAS, Warren Brothers Co., for City of New York,  
Borough of Brooklyn, owner, filed, November 23, 1925, an  
appeal from a decision of the fire commissioner, affecting  
premises No. 456 Hamilton avenue, Borough of Brooklyn;

WHEREAS, the decision of the fire commissioner, dated No-  
vember 2, 1925, reads (Alt. Applic. No. 1155-25):

"1. Pumps and burners must be approved by the  
Board of Standards and Appeals.

"2. Asphalt tanks must be buried and protected as  
per Code of Ordinances, Chapter 10, Section 111.";

WHEREAS, the premises consist of an irregular plot of  
ground having a frontage of 509 ft. along Hamilton avenue  
and a frontage of approximately 660 ft. along Gowanus  
Canal, upon which is located the Brooklyn Municipal As-  
phalt Plant consisting of two fuel oil storage tanks, fuel oil  
asphalt pumps, two boilers equipped with approved fuel  
burners, three aggregate dryers equipped with Gem fuel  
burners and two 60,000 gallon asphalt tanks; and

WHEREAS, appellant contends that the Warren Brothers  
Company propose installing in the Brooklyn Municipal As-  
phalt Plant, as their part of the contract, two asphalt stor-  
age tanks (filled by means of Warren asphalt pumps), and  
two dryers for heating sand and stone aggregate—said  
dryers being equipped with Gem fuel oil burners; that the  
burner (used in connection with the dryers only) is  
the only device which will furnish the results required by  
the contract, and request their acceptance in this installation  
contract; and in re: the asphalt tanks, contends that if the tanks  
are buried, the location of the water table would cause  
seepage of the tanks when empty and that if any water  
seeps through and came in contact with this asphalt it  
would deteriorate the contents of the tanks.

Resolved, that the decision of the fire commissioner be  
modified, and the appeal be and it hereby is  
granted, as to Item 1, only so far as the pumps are con-  
sidered, restricted to the conveyance of asphalt from the  
tanks to the conveyors; granted, as to the Gem burner, for  
the specific installation, for use and operation of the ag-  
gregate heating containers; as to Item 2, granted on con-  
dition that a reservoir of reinforced concrete construction  
be provided, the capacity of which shall be equal to 50

per cent of the combined storage capacity of the asphalt  
tanks enclosed thereby.

583-25-A.

APPELLANT—Henry F. Cochrane, for Brooklyn Cooper-  
age Co., owner.

SUBJECT—Application for reopening—extension of per-  
mit—appeal from order of fire commissioner.

PREMISES AFFECTED—151-165 Kent avenue, Brooklyn.

APPEARANCES—

For Appellant: Alfred J. Jollon.

ACTION OF BOARD—Extension of permit granted.

CONDITIONS—As specified in resolution.

THE VOTE TO EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Ken-  
lon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(583-25-A)

WHEREAS, Ferdinand Tannenbaum, for Brooklyn Coop-  
erage Company, owner, filed, June 5, 1925, an appeal with  
the board of standards and appeals from an order of the  
fire commissioner, affecting premises 151-65 Kent avenue,  
Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April  
20, 1925, reads:

"1. Install a standpipe system with risers 4 inches  
in diameter tested to withstand a pressure of 300 lbs.  
per square inch, extending from cellar to roof, with  
necessary check valves and 2½ inch regulation Fire  
Department outlets on each story (including basements,  
cellars and roofs), placed within main stairway enclo-  
sure. Each outlet to be provided with sufficient feet  
of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, 3 stories in height,  
100 ft. by 200 ft. in area. OCCUPIED: Manufacturing  
wooden boxes; 1st story, 10 persons; 2nd story, 20 persons;  
3rd story, 2 persons; and

WHEREAS, the appellant claims the building is equipped  
with adequate exits; water pails and chemical extinguishers;  
a 2½ in. standpipe line connected with the city main; also  
a fire alarm box connected with the fire headquarters; he  
further contends that the building is under constant super-  
vision during 24 hours of the day; and

WHEREAS, the appellant contends that the building will  
be demolished and discontinued on or before May 1, 1926;  
and

WHEREAS, this appeal was granted by the board at its  
meeting February 2, 1926, on certain conditions, and appel-  
lant requested an extension of time.

Resolved, that the order of the fire commissioner be and  
it hereby is modified, and the appeal be and it hereby is  
granted on condition that the present occupancy shall be dis-  
continued and building vacated on or before October 1, 1926.

## BUILDING ZONE CASES.

1316-25-BZ.

APPLICANT—Eugene De Rosa, for Flatbush Associates,  
Inc., owner.

SUBJECT—Application (re: decision of superintendent of  
buildings) under section 7c of the building zone res-  
olution, to permit the extension from a business dis-  
trict into a residence district of a proposed theatre.

PREMISES AFFECTED—2101-2121 Church avenue,  
Brooklyn.

APPEARANCES—

For Applicant: F. H. White.

For Opposition: A. R. Kelligrew, Thomas W.  
Maires.

ACTION OF BOARD—Laid over to May 18, 1926, at  
2 p. m., on request.



# MINUTES

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsh Building Co., Inc.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story.

PREMISES AFFECTED—8502-8512 Bay parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey.

For Opposition: Henry Perlman.

ACTION OF BOARD—Laid over to May 25, 1926, at 10 a. m., on request of opposition.

18-26-BZ.

APPLICANT—Edward P. Doyle, for Carollo Brothers, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—Southwest corner of Chestnut street and Astoria avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Joseph Dragotta.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., on written request.

907-25-BZ.

APPLICANT—George M. McCabe, for Elena E. Goodale, Lina Ettlinger and Pauline H. Drew, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e, 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Ogden avenue, 75 ft. north of West 166th street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: William B. Hogan.

ACTION OF BOARD—Application withdrawn on request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland, Guilfoyle and Chief Ken-

lon

Negative

Absent

820-25-BZ.

APPLICANT—John J. O'Connor on behalf of Washington Improvement Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9, 1926, for purpose of modifying resolution previously adopted).

PREMISES AFFECTED—1714-1726 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

For Opposition: John J. Kean, John Caldwell Meyers and others.

ACTION OF BOARD—Application for modification denied and previous resolution reaffirmed.

THE VOTE TO REAFFIRM PREVIOUS RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin

Negative

Absent

THE RESOLUTION:

(820-25-BZ)

WHEREAS, William F. Doyle, for Washington Improvement Corporation, owner, filed, August 10, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store and theatre purposes; premises 1714-26 Kings highway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 12, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway is in a business district; and that East 18th street and East 17th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings rendered August 6, 1925, reads:

"Proposition contrary to the Zone Resolution.

II, Sec. 3.

"The erection of a theatre extending into a residence district."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 108.1 ft. and a depth of 160 ft. 6 in. and 119 ft. 3 in., irregular, to be occupied for store and theatre purposes; and

WHEREAS, the following resolution was adopted by board on January 12, 1926:

"Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the occupancy of the premises for motion picture theatre building and business use shall be restricted to and not exceed a depth of 129 ft. south from the corner formed by the intersection of Kings highway and East 18th street; the rear wall run parallel with Kings highway; that there shall be no opening from the theatre structure on the East 18th street front of any nature or description other than doorways required by the building code as emergency exits, which doors shall remain closed at all times; that there shall be a return brick pier of not less than 12 in. on Kings highway at the corner formed by the intersection of East 18th street and Kings highway; that the remaining parcel of this property, approximately 100 ft., more or less, fronting on East 18th street shall be developed for conforming use, private dwelling, and no structure shall be erected at the same time as the proposed motion picture theatre, and the frame and structure shall be enclosed before the first tier of beams of the theatre is installed; that there shall be no advertising billboards, signs or display of any nature or description permitted on the East 18th street front of said proposed theatre structure; that the street frontage shall be finished in face brick or natural stone, with tectural terra cotta or stone trimmings; that the exterior of the rear (southerly) wall shall be finished in light-colored face brick; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within nine months."

and

WHEREAS, the applicant, through his attorney, John J. O'Connor, requested a modification of this resolution to the depth of the building; and



# MINUTES

WHEREAS, a public hearing was held on the request, and the request denied, and the board deemed that the original resolution of the board adopted January 12, 1926, should be affirmed.

*Resolved*, that the board of standards and appeals does hereby affirm its action of January 12, 1926.

125-26-BZ.

APPLICANT—Joseph Burke, for New York Evening Journal, Inc.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.

PREMISES AFFECTED—301-315 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Manhattan.

APPEARANCES—

For Applicant: Joseph Burke and Martin F. Huberth.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(125-26-BZ)

WHEREAS, Joseph Burke, for New York Evening Journal, Inc., owner, filed, February 13, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district, the erection and maintenance of a theatre building; premises 301-315 West 56th street, 300-314 West 57th street and 955-969 Eighth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 56th street is in a residence district; that West 57th street is in a business district, and that Eighth avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 8, 1926, reads:

"1. Business building may not project into a residence district. Building Zone Resolution, Section 3.";

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage of 140 ft. and depth of 143 ft., and an entrance lobby 37 ft. 6 in. by 10 ft.; to be occupied as a theatre; and

WHEREAS, the premises embraces two use district areas, has been in single ownership for the past 200 years, during which time no improvements have been made; and the board deemed that the circumstances entitled the applicant for relief from the strict compliance with the zoning resolution under sections 7c and 21.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed theatre building shall be restricted to one-story structure, erected in accordance with the code of ordinances and section 25 of the building code; that there shall be no signs or advertising display of any nature or description within the residence use area invaded; that the exterior of this building on the 56th street front shall be finished with face brick with architectural terra cotta or natural stone trimmings; that all permits required shall be obtained within nine months and the building completed with-

in eighteen months; that the return drawings of the proposed elevation on the 56th street front shall be returned to this board for approval before submitting same to the superintendent of buildings specifically. The board action in this appeal was confined to the question of variation of the use district regulations of the building zone resolution.

1169-25-BZ.

APPLICANT—Ferdinand Savignano, for James S. Schacht, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ferdinand Savignano and A. A. Bertini.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1169-25-BZ)

WHEREAS, Ferdinand Savignano, for James S. Schacht, owner, filed, November 12, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; northeast corner Hillside avenue and Springfield boulevard, Springfield Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hillside avenue is in a business district; that Springfield boulevard is in both a business and residence district, and that Rocky Hill road is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered October 6, 1925, reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals. NOTE—If the above is waived by the Board of Appeals, then \* \* \*";

and

WHEREAS, the premises consists of a plot of ground on which it is proposed to erect an office, six gas pumps and to bury six tanks of 550 gallons capacity each and to occupy the premises as a gasoline selling station; and

WHEREAS, documentary proof was submitted at hearing showing that application had been made to the proper authorities for the erection and maintenance of a gasoline service station previous to the adoption of amendment to building zone resolution prohibiting gasoline selling in business district; and

WHEREAS, depending upon the approval of these plans, the applicant entered into a contractual obligation for the use and operation of these premises.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that all permits required by law shall be obtained within six months; that all work required thereby shall be completed within one year from date of action by this board; and that pumps and tanks in no instance shall project beyond building line of the plot involved.



# MINUTES

771-25-BZ.

APPLICANT—William H. Kehoe, for Independent Milk & Cream Corp., lessee.

SUBJECT—Application (re: decision of health commissioner), under section 21 of the building zone resolution, to permit in a business district the use of an existing building as a milk dairy or bottling establishment.

PREMISES AFFECTED—325 East 152nd street, The Bronx.

APPEARANCES—

For Applicant: Barney Guntmacher.

For Opposition: Sofio La Rosa, Dr. Seufert and Mr. Nebbia.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Absent ..... 0

THE RESOLUTION:

(771-25-BZ)

WHEREAS, William H. Kehoe, for Independent Milk and Cream Corporation, owner, filed, July 25, 1925, an application, under the building zone resolution, to permit in a business district, the use of an existing building as a milk dairy or bottling establishment; premises 325 East 152nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 152nd street is in a business district, and that Morris avenue is in an unrestricted district; and

WHEREAS the decision of the commissioner of health, rendered July 17, 1925, reads:

"Application for permit to sell milk and milk products at 325 East 152nd Street, Bronx, made by you on July 8, 1925, is being forwarded to the Board of Health with a recommendation that permit be denied. This is being done because of the fact that premises to be used as a depot is within a restricted district as designated in 'Use District Map—Section 6.' The business of conducting a dairy or bottling establishment within a restricted district is prohibited by the Zoning Law."

and

WHEREAS, the existing building is of non-fireproof construction, three stories at front and one story at rear in height, with a frontage of 25 ft. and a depth of 100 ft.; to be occupied as a milk dairy or bottling establishment; and

WHEREAS, the health department voiced its objection by its refusal of permit to the storage of milk on these premises, wherein there exists a garage by authority of permit now in force; and

WHEREAS, it does not seem right or proper to cause the rescindment of the garage permit for the intermittent storage of milk overnight, as claimed by applicant.

Resolved, that the decision of the health department be and it hereby is affirmed, and the application be and it hereby is denied.

926-25-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Frederick Semken, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2230-2254 Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: William Greenberger and Louis Grau.

ACTION OF BOARD—Application granted on conditions—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(926-25-BZ)

WHEREAS, Croker National Fire Prevention Engineering Company, for Frederick Semken, owner, filed, September 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, premises 2230-2254 Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cropsey avenue is in a business district; that 22nd avenue is in a residence district; that Bay 32nd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 4, 1925, reads:

"Construction—Denied as contrary to Zone Resolution. Art. 2, Sec. 4-A (15).";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 105 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant had substantiated his basis of appeal under section 7e and a permit had been issued for more than twenty-four (24) hours.

Resolved, that the board of standards and appeals hereby make a variation in the application of the building zone regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed building shall set back not less than 10 feet from the existing westerly street line of Cropsey avenue; that the rear and gable walls shall be unpierced through the entire height and length; that the structure shall be restricted in height to one story above grade; that the vehicular entrance shall be restricted to the roadway; that the private right of way on the northerly elevation of the proposed structure; any gasoline storage equipment installed shall be installed at the extreme westerly front of the structure on the private right of way; all permits necessary for the prosecution of the work shall be completed within six (6) months and the building completed within twelve (12) months from the date of this action.

1267-25-BZ.

APPLICANT—Thomas I. Sheridan, for Louis K. Sheridan, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit the alteration and change of occupancy of a building formerly used as a stable to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—308 West 124th street, 266-272 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: Thomas I. Sheridan.

For Opposition: Robert C. Birkhahn, J. O'Reilly, Charles B. Meyers, L. Weil and Edward L. Mooney.



# MINUTES

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1267-25-BZ)

WHEREAS, Thomas I. Sheridan, for Louis Kramer, owner, December 9, 1925, an application, under the building zone resolution, to permit in a business district the alteration and change of occupancy of a building, formerly used as a stable, to a garage for the storage of more than five motor vehicles; premises 266-272 St. Nicholas avenue and West 124th street, Borough of Manhattan; and  
WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and  
WHEREAS, the use district maps accompanying the building zone resolution show that St. Nicholas avenue, West 124th street and Eighth avenue are all in business districts;

WHEREAS, the decision of the superintendent of buildings rendered September 14, 1925, reads:

"This amendment is disapproved with the following objection repeated:

"1. Proposed garage is contrary to Article II of the Zone Resolution.";

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 118 ft. on St. Nicholas avenue and 50 ft. on West 124th street; altered and occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant had substantiated his basis of appeal under section 7e as an unintended non-conforming use before and since the adoption of the building zone resolution; and, due to the surrounding abutting conditions, the proposed alteration to the existing building would be an improvement over the present conditions.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed alteration to the building shall not exceed a two-story structure above grade; that the building as constructed shall be constructed fireproof throughout; that the garage on St. Nicholas avenue for a depth of approximately 50 ft. throughout the 1st story shall be restricted to store use, and shall be separated from the garage area structure by a wall of approved masonry unpierced throughout; any gasoline storage equipment installed shall be located on the 124th street front of the structure; that there shall be no roof signs erected or advertising signs on the structure other than one projecting electric sign indicating name or title of garage on the 124th street front; that there shall be no signs or advertising display of nature or description on the St. Nicholas avenue front, other than fixed letters confined to the plate glass show window; that the St. Nicholas avenue street front on the 2nd story shall be finished in triple mullioned window openings, other than the two end openings, which shall be double mullioned openings; all openings to be equipped with approved frames and stationary sash, with not less than one sash to each opening, upper and lower sash, and that the openings on the street front of the 2nd story shall be equipped with translucent wire glass; all permits necessary for prosecution of the work shall be obtained within nine months and the construction work required thereby shall be completed within eighteen (18) months from the date of action.

1213-25-BZ.

APPLICANT—Morris L. Kaufman, for Isidore Resnikoff, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and store building (previously denied).

PREMISES AFFECTED—4001-4011 14th avenue, Brooklyn.

## APPEARANCES—

For Applicant: Morris L. Kaufman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1213-25-BZ)

WHEREAS, Morris L. Kaufman, for Isidore Resnikoff, owner, filed, November 23, 1925, an application, under the building zone resolution, to permit in a residence district extending from a business district, the erection and maintenance of a theatre and store building; premises 4001-4011 Fourteenth avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourteenth avenue is in a business and unrestricted district; and that 40th street and 41st street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings rendered March 12, 1926, reads:

"Proposed theatre as per revised plans, to be located partly in a business district and partly in a residence district is contrary to Art. II, Section 3 of Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 90 ft. and a depth of 120 ft.; to be occupied as a theatre and stores; and

WHEREAS, the board deemed that the applicant had substantiated his basis of appeal under sections 7b and 7c, and that the store use will be located within the business district, the theatre to extend only 20 ft. into the residence district.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed projection of 20 ft. into the residence use district and shall be restricted to the use and operation of a moving picture theatre and shall be erected in accordance with section 25 of the building code; that the street wall on the 40th street front shall be finished with face brick, architectural terra cotta or stone trimmings; that there shall be no openings on 40th street other than a stairway from a fire escape and two emergency exit doors; that there shall be no signs of any nature or description erected or displayed on the 40th street front of the building; that the rear wall shall be unpierced throughout its entire height and length; all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

Adjourned 6.20 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday afternoon, April 27, 1926, as they appeared in Bulletin No. 18, Vol. XI, are hereby corrected to read as follows:

### THE RESOLUTION:

(11-26-S)

WHEREAS, Samuel Rosenblum, for Charles and Victor Goldstein, owners, filed, January 4, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 8½-12 Jones street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 13, 1925, reads (Order No. 78095-LD):

"You are hereby notified that an inspection of premises 8½ to 12 Jones Street, Manhattan, used for the storage and use of paint, shows that the following must be done before permit requested by you can be issued:

"The following orders pending against this building must be complied with.

"(No. 78095-LD.) 1. Enclose the interior stairway at the front of building serving as a required means of

exit and the landings, platforms, and passageways connecting therewith, etc.";

and

WHEREAS, the building is non-fireproof, six stories height, 75 ft. by 85 ft. in area. OCCUPIED: A portion of the 6th story for the manufacture of paper boxes, the remainder of the premises by one tenant for the manufacture of toys and also washboards, a varying occupancy on each story, but the total not to exceed 100 persons at the 1st story; EQUIPPED with a sprinkler system and standpipe system. EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron lath to scuttle in roof); enclosed in wood studs, lath and plaster partitions, covered on the loft side with 26 gauge iron with fireproof doors at openings; two fire escapes on front of the building, both having fireproof openings at the course thereof, and both extending from the top story balcony (gooseneck ladder to roof) to the 2nd story balcony with counterbalanced stairs to street; ROOFS of adjoining buildings to east and west are one story lower; and

WHEREAS, petitioner contends that a similar order acted upon by the board of review of the fire department and accepted as having been complied with after certain work was done; and requests the acceptance of the stairway enclosure in view of the facts that the building is protected with a sprinkler system and equipped with three exits.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

\*Correction—Words "order of the fire commissioner" substituted for words "decision of superintendent of buildings" in line 42.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held April 20, 1926, as they appeared in Bulletin No. 17, Vol. XI, are hereby corrected to read as follows:

157-26-BZ.

APPLICANT—Sloan & Robertson, for 551 Fifth Avenue Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a 1¼ times height district and partly in a 2 times height district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution.

PREMISES AFFECTED—547-551 Fifth avenue and 3-7 East 45th street, Manhattan.

APPEARANCES—

For Applicant: John Sloan and John Neville Boyle.

For Opposition: Carl H. Fowler, George M. Boynton, Charles M. Noble and James A. McCarthy.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

### THE RESOLUTION:

(157-26-BZ)

WHEREAS, Sloan & Robertson, for 551 Fifth Avenue Corporation, owner, filed, February 25, 1926, an application, under the building zone resolution, to permit partly in a 1¼ times height district and partly in a 2 times height district the erection and maintenance of the street walls to a height exceeding the prescribed limit required by the zone resolution; premises 547-549-551 Fifth avenue and 3-5-7 East 45th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application

by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the east side of Fifth avenue to a point 100 ft. east of Fifth avenue is in a 1¼ times height district, and that both East 45th street and East 46th street are in 2 times height districts; and

WHEREAS, the decision of the superintendent of buildings rendered February 8, 1926, reads:

"2. The proposed height of the building exceeds height limits imposed by the Building Zone Resolution, Art. 3, Sec. 8. The proposed height of the building is excessive on both street fronts.";

and

WHEREAS, the proposed building is to be of fireproof construction, 36 stories (416 ft. 7 in.) in height, with a depth of 78 ft. 5 in. on Fifth avenue and a depth of 26 ft. 2 in. on East 45th street; to be occupied as stores, banking and offices; it is proposed to erect both street walls to a height of 125 ft. in height and to set back the 45th street front a total distance of 26 ft. 2 in. instead of 34 ft. and to erect walls without required setbacks as shown on plans filed; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical and unnecessary hardship.

Resolved, that the board of standards and appeals hereby make a variation in the application of the district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building be erected, as indicated on plans filed in this case, except as modified by this resolution, with a setback as indicated, from Fifth avenue building line to face of building at 20th story, 125 ft. above curb level, for a depth of less than 34 ft.; that the main structure as now proposed and indicated setback to the east of the tower shall be built above the roof of the 27th story, and any part of the structure above that level shall be restricted to the requirements of the zoning regulations permitted for tower construction; that all permits necessary for the prosecution of the work shall be obtained within nine months and that construction will be forwarded without unnecessary delay or suspension of work or delay.

\*Correction—Number "551" added in line 7 of resolution.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES.

(217-21-SR)  
(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, May 21, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

*Matter in italics is new. Matter in [ ] is old matter to be removed.*

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

#### [Rule 33.] Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

(e) [(a)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

### [GRADE A FUEL OIL.]

#### Rule 2. Manner of Storage for [Grade A] Fuel Oil.

Fuel oil, to be used for [commercial] heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

#### Rule 3. General Location of Tanks for [Grade A] Fuel Oil.

(a) In all *except fireproof* buildings fuel oil storage tanks shall be buried below the floor of the lowest story

in the manner required for tanks outside of the building or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

#### Rule 4A. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

##### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

[(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.]

[(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.]

##### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# PUBLIC HEARING

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 4B [19.] Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, *unless an approved anti siphon valve is used*, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Material and Construction of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free

from physical imperfections, such as, laminations, cracks etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of (6) inches center to center on these members.

(f) When structural reinforcing members are used together with braces, in order to reduce the effective length, the braces shall not be stressed higher than thousand (9,000) pounds per square inch taken on minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or these members should not be spaced greater than twenty-four (24) inches center to center in all directions. Unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings and ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of plates  $\frac{1}{8}$  inch.



# PUBLIC HEARING

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

t equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

In all cases, steel tanks for the storage of fuel must be built metal to metal. No filler of any kind be permitted.

[Rule 20 (a)] Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule except that tanks of a capacity of over 60 gallons and more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

[Rule 20 (b)] Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

Where welding is to be used for a part or for the tank, the tank shall be fabricated as required under

5. All welded seams of plates shall be lapped or

When the joint is a lapped joint, the sheet shall be not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal before welding and kept tight together during welding. Both inside and outside welds shall be of full V groove fillet.

Where a butt joint is used, it shall be of the 90 deg. V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

All heads shall be flanged, the straight part of flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For 1/4 inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For 3/8 inch heads, 2 1/4 inch flange.

For heads over 120 inches diameter the flange shall be sized in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a close fit and the shell shall fit the head closely all around.

If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head for tanks of 1,100 gallon capacity or less and not over 3 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

Where tanks are made up of two or more rings welded longitudinal joints of adjacent sections shall be made tight. At no point of a butt girth joint shall the metal on one side be offset with the sheet on the other side by an excess of one-half of the thickness of the plate. All girth joints shall be welded inside and out and

reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half (1 1/2) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth (1/4) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half (1 1/2) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half (1/2) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks,



# PUBLIC HEARING

shall withstand after being set in place, a hydrostatic *or oil* test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic *or oil* pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic *or oil* test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

## Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic *or oil* test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

## Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

## Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for [Grade A] Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted. *Except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.*

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic *or oil* pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of a pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in. the spring type with working parts of non-corrosive construction and shall be set to discharge at not less than fifty (50) per cent above the maximum working pressure.

(b) Where pressure systems are used an automatic by-pass valve of size equivalent to that of the discharge pipe shall be installed between each pump and the first shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

### Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate rate fill pipe. Fill pipes when installed near any opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through the building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or air break carried within four (4) inches of the lowest point of the tank.

(d) Fill pipe shall be made up with screw threaded fittings and shall be oil tight and secure in place.

### Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without a float valve and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend below the top of the tank more than one inch.

(b) Where a battery of tanks designed to contain the same class of liquids is installed, vent pipes may be connected into a main header. Connections to the header shall not be less than one foot above the level of the highest reservoir from which the tanks may be supplied. The main vent pipe from the header shall be of an area not less than the aggregate area of vent pipes connected to the header.

(c) Vent openings shall be screened by 40 mesh wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation.



# PUBLIC HEARING

s shall be not less than two (2) inches in diameter tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

Vent pipes shall be provided with weather hoods and terminate outside the building above the surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway or fire escape, nor shall vent pipes be placed in dumb-waiter shafts, or in an enclosed court.

If compelled, because of structural conditions, the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to the tanks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and parallel the fill line and terminate in the fill box with threaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow into the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, shall be connected into the suction line near the burner or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

Heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of water coils thermostatically controlled and the oil shall not be heated above one hundred and forty degrees Fahrenheit.

## Section 9. Valves and Control of Flow for Grade A Fuel Oil.

Control valves at the burners shall be of a subtype, provided with a stuffing box of liberal size having a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the wheel. The use of packing which may be affected by heat is prohibited.

A shut-off valve shall be provided in discharge lines near each pump; in discharge line of each tank as near the tank as practicable, and in lines near each burner.

## Section 10. Oil Level Indicating Device for Grade A Fuel Oil.

A well or gauging device shall be installed and so arranged as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept closed when not in use.

## Section 11. Pumps for Grade A Fuel Oil.

Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

Pumps shall be installed in duplicate where fire heating equipment is dependent on the use of fuel for heating or steam.

Pumps located in the same room where burners are located shall be provided with a remote control. Pumps used in connection with outside above ground storage tanks shall be located outside embankments, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

Pumps may be located below the top of the oil tank or tanks where heavy oil is used having a flash point not more than eighteen (18) degrees Baume

and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. [Rule 24.] Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for [Grade A] Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## [Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.]

## [GRADE B FUEL OIL.]

## [Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.]

## [Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal



# PUBLIC HEARING

outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

## 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.]

### [Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.]

### [Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.]

### Rule 17. [22.] Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

### [Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

### [Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).]

### [Rule 25. Piping for Grade B Fuel Oil.

#### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

#### Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

#### Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

#### Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

#### Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.]

### Rule 18. [26.] Valves and Control of Flow Grade B Fuel Oil.

(a) Readily accessible valves shall be provided for each burner and in the discharge line from each storage tank.

[(b) See Rule 9 (a) for construction of valves.]

(b) [(c)] A remote or thermostatic control for shutting off the supply of oil to the burners shall be provided.

(c) [(d)] An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the supply line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-combustive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valve shall be set at not more than fifty (50) per cent of the maximum working pressure.

### [Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.]

### Rule 19. [28.] Pilot Light.

Automatic systems unless electrically ignited shall be designed that the flame cannot be extinguished by opening of the automatic control valve and a [A] pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

### Rule 20. [29.] Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless such in which vapors might collect are adequately vented and if used shall be of such construction as to withstand the maximum temperature of which the oil burner device to be installed is capable.

(b) No damper for closing of more than eighty per cent of the effective area of the flue shall be provided in a smoke pipe or flue.

### Rule 21. [30.] Fire Protection in Domestic Installations.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster or other approved incombustible material. Above each furnace there shall be constructed a ceiling consisting of a plaster board covered with 26 U. S. gauge sheet metal or three-fourths (3/4) of an inch of Portland cement on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type for use on oil fires.

### [Rule 31. Instruction Cards.]

See Rule 14.

### [Rule 32. Installation.]

See Rule 16.



# PUBLIC HEARING

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately vented direct to the outer air.]

## Rule 22. [34.] Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by

gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 23. [35.] Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### ARTICLE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lit cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and the lessee or lessees of the building containing such factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall require, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed after expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions stated in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

## RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed; waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	6
Cases filed up to and including May 5, 1926.....	387	Dismissed .....	2
Restored to calendar .....	31	Denied .....	12
		Granted .....	29
		Granted on condition .....	1
		Appliances approved .....	
		Appliances dismissed, disapproved or withdrawn .....	
		Rules approved .....	
		Rules disapproved or rescinded .....	
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen .....	78	Requests to reopen granted .....	
Requests to amend .....	16	Requests to reopen denied .....	
Requests for modification .....	10	Requests to amend granted .....	
Requests to rescind .....	0	Requests to amend denied .....	
Requests for extension of time .....	4	Requests for modification granted .....	
Requests for extension of permit.....	16	Requests for modification denied .....	
Requests for mechanical installations .....	1	Requests to rescind granted .....	
Requests for approval of plans .....	5	Requests to rescind denied .....	
Administrative requests .....	1	Requests for extension of time granted .....	
Requests for interpretation .....	0	Requests for extension of time denied.....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
Total .....	1292	Total .....	
Disposed of .....	651		
Cases pending May 5, 1926.....	641		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.  
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XI

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## DIRECTORY

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All communications should be addressed to the chairman of the board.

## CONTENTS

This issue of the Bulletin contains, in the order given—

ocket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, May 11, 1926, at 10 a. m.

Minutes of Regular Meeting, May 11, 1926, at 2 p. m.

Correction

Notice of Public Hearing.

ules.

Progress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 18, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 25, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending May 12, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
411-26-S.....	F.D.	32 W. 58th st., Man. LD-94163-94164
410-26-A.....	F.D.	794-816 Rockaway ave., Bklyn. F-51828
409-26-A.....	F.D.	769-783 Rockaway ave., Bklyn. F-51874
408-26-A.....	F.D.	330-338 E. 44th st., Man. LC-33500
407-26-SA.....	F.D.	Chalmers Oil Burner. Appliance.
406-26-A.....	F.D.	291 Hicks st., Bklyn. LC-95814
405-26-S.....	F.D.	507-511 W. 26th st., Man. LD-9342
404-26-A.....	F.D.	507-511 W. 26th st., Man. F-93423
403-26-S.....	F.D.	218 State st., Bklyn. LD-76890
402-26-S.....	F.D.	45-47 W. 57th st., Man. LD-76234
401-26-S.....	F.D.	105 W. 27th st., Man. LD-88536
400-26-A.....	F.D.	132-136 W. 124th st., Man. LC-25552
399-26-BZ.....	T.H.	519 Saratoga ave., Bklyn. Alt. 1091-1925
398-26-A.....	B.B.M.	237-239 Madison ave., Bklyn. N.B. 787-1925
397-26-SA.....	F.D.	Worthington Triplex Vertical Power Pump. Appliance.
396-26-A.....	F.D.	S. E. cor. Wooster st. & Bleecker st., Man. F-88461
395-26-BZ.....	F.D.	N. W. cor. Cooper ave. & Fresh Pond rd., Richmond Hill, Q. Alt. 985-1926
394-26-BZ.....	B.B.M.	1375-1383 Broadway, Man. N.B. 190-1926
393-26-A.....	F.D.	S. W. cor. Kingsland ave. & Lydig pl., Corona, Q. F-91726
392-26-BZ.....	F.D.	303 Freeman ave., L. I. City, Q. Alt. 250-1926
391-26-S.....	F.D.	301-305 7th ave., Man. LD-92170
390-26-S.....	F.D.	301-305 7th ave., Man. LD-92171
389-26-S.....	F.D.	301-305 7th ave., Man. LD-92174
388-26-BZ.....	F.D.	1551-1555 Coney Island ave., Bklyn. Alt. 1056-1926

## Restored to Calendar.

841-25-A.....	F.D.	449-459 7th ave., Man. N.B. 1589-1924
68-25-A.....	F.D.	N. E. cor. Schooley pl. & Beau- fort st., Jamaica, Q. C-898311

1425-24-BZ.....	B.B.M.	231 W. 74th st., Man. Viol. 3296-1925
669-23-BZ.....	B.B.Q.	118-50 128th st., Richmond I. Q. N.B. 8943-1925
899-25-S.....	F.D.	121-123 Greene st., Man. L.D. 83-1925
28-25-S.....	F.D.	17 E. 54th st., Man. L.D. 69-1925
1351-17-S.....	F.D.	113-121 Prince st., Man. Labor L.

## CODE.

F.D.	Fire Department
H.D.	Health Department
B.B.B.	Bureau of Buildings, Brooklyn
B.B.M.	Bureau of Buildings, Manhattan
B.B.Q.	Bureau of Buildings, Queens
B.B.R.	Bureau of Buildings, Richmond
B.B.Bx.	Bureau of Buildings, Bronx
T.H.D.	Tenement House Department

## CALL OF CLERK'S CALENDAR. TUESDAY, MAY 18, 1926, AT 2 P. M.

### Building Zone Cases

1304-25-BZ.	APPLICANT—William F. Doyle, for Samuel Ber- owner.
PREMISES—2447-2449 Coney Island avenue, Brookl.	
APPLICATION, under section 21 of the building resolution,	
TO PERMIT the conversion of occupancy from a house and garage for five (5) motor vehicles, garage for the storage of more than five (5) r vehicles.	
120-26-BZ.	APPLICANT—Israel Spielberg, for May Firetag, o
PREMISES—109-25 Farmers avenue, Hollis, Boroug	
Queens.	
APPLICATION, under section 21 of the building resolution,	
TO PERMIT in a business district the erection and tenance of a gasoline service station.	
182-26-BZ.	APPLICANT—Richards, Smyth & Conway, for C
H. Ohlau, owner.	
PREMISES—386 Euclid avenue, Brooklyn.	
APPLICATION, under section 21 of the building resolution,	
TO PERMIT in a business district the erection and tenance of a gasoline selling station.	
199-26-BZ.	APPLICANT—William F. Doyle, for Hyman Gree
owner.	
PREMISES—Southwest corner of Forest parkwa	
Ruth place, Borough of Queens.	
APPLICATION, under sections 7c and 21 of the b zone resolution,	
TO PERMIT in an "F" area district extending f "C" area district the erection and maintena a tenement house, with the area of lot oc yard and courts designed as required by th resolution for a "C" area district.	



# CALENDAR

26-BZ.

PLICANT—William F. Doyle, for Corporation of Trinity Church, owner.

EMISES—2-8 Clarkson street, 207-225 Varick street and 244-248 West Houston street, Manhattan.

PLICATION, under section 7c of the building zone resolution.

PERMIT in a residence district extending from an unrestricted district the erection and maintenance of a factory building.

MAY 18, 1926, 10 A. M.

## Appeals from Administrative Orders.

26-A—30-02 to 30-20 48th avenue and 48-02 to 48-26 30th place, Long Island City, Borough of Queens.

26-A—450 West 22nd street, Manhattan.

26-A—109-111 Montgomery street, Brooklyn.

26-A—161 West 34th street, Manhattan.

26-A—288-292 Flatbush avenue, Brooklyn.

26-A—9523 Shore road, Brooklyn.

26-A—322-332 West 52nd street, Manhattan.

26-A—Northeast corner Edgewater road and Spofford avenues, The Bronx.

26-A—116 Central Park South, Manhattan.

25-A—178-180 Cook street and 929-931 Flushing avenue, Brooklyn.

25-A—South side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens.

26-A—3 East 40th street, Manhattan.

26-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.

26-A—14-28 10th street, Long Island City, Borough of Queens.

26-A—109 East 38th street, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of building zone resolution, Tuesday morning, May 18, at 10 o'clock, in Room 1013, Municipal Building, on following matters:

10. 185-26-BZ—Application, March 4, 1926, under section 21 of the building zone resolution, of Stoddard and Mark, applicants, on behalf of Society for the Propagation of the Faith, owner, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 109 East 38th street, Manhattan.

10. 94-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the extension and enlargement of an existing gasoline service station; premises southwest corner of East 149th street and Prospect avenue, The Bronx.

10. 1200-25-BZ—Application, November 19, 1925, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Hargreen Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knicker-

erbocker avenue, northwest corner of Palmetto street, Brooklyn.

CAL. NO. 36-26-BZ—Application, January 14, 1926, under section 21 of the building zone resolution, of Apollo Building Corp., applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 809-823 Avenue Q, northwest corner of East 9th street, Brooklyn.

CAL. NO. 82-26-BZ—Application, January 28, 1926, under sections 7c and 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Edmund Francis Realty Company, owner, to permit in a business district the erection and maintenance of a proposed extension of a garage for the storage of more than five (5) motor vehicles; premises 1568 Southern boulevard, The Bronx.

CAL. NO. 107-26-BZ—Application, February 5, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of H. Pivnick Construction Co., owner, to permit in a business district the change of occupancy of a portion of a building from a conforming use to a public garage use; premises 1009-1015 Liberty avenue, northeast corner of Conduit avenue, Brooklyn.

CAL. NO. 1265-25-BZ—Application, December 9, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Louis M. Block, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 458 Utica avenue, southwest corner of East New York avenue, Brooklyn.

CAL. NO. 214-26-BZ—Application, March 13, 1926, under section 21 of the building zone resolution, of John T. Dooling, applicant, on behalf of Ralph and Max Schweibish, owners, to permit in a business district the erection and maintenance of a building for use and occupancy as an iron work shop; premises west side of Barretto street, 100 ft. north of Oak Point avenue, The Bronx.

WILLIAM E. WALSH, Chairman.

MAY 18, 1926, 2 P. M.

## Appeals from Administrative Orders.

764-25-A—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

1204-25-A—87-93 Columbia street, Brooklyn.

3-26-A—1512 Plimpton avenue, The Bronx.

12-26-A—239 Nostrand avenue, Brooklyn.

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

1199-25-A—Southeast corner of Ditmas avenue and Coney Island avenue, Brooklyn.

890-25-A—25 Frankfort street, Manhattan.

841-25-A—449-459 7th avenue and 160-166 West 35th street, Manhattan.

68-25-A—Northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens.



# CALENDAR

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 18, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 1316-25-BZ—Application, December 18, 1925, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of Flatbush Associates, owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 2101-2121 Church avenue, northeast corner of Kenmore place, Brooklyn.

CAL. NO. 18-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Carollo Brothers, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Chestnut avenue and Astoria avenue, Long Island City, Borough of Queens.

CAL. NO. 25-26-BZ—Application, January 9, 1926, under section 7e of the building zone resolution, of Magnuson and Kleinert, architects and engineers, on behalf of Squilacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MAY 21, 1926, 10 A. M.

SPECIAL MEETING.

### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

CALL OF CLERK'S CALENDAR.  
TUESDAY, MAY 25, 1926, AT 2 P. M.

### *Building Zone Cases.*

1135-25-BZ.

APPLICANT—William H. Kehoe, for Louis Edelstein, owner.

PREMISES—541 Snediker avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a milk depot and also a garage for the storage of one (1) commercial motor vehicle.

1335-25-BZ.

APPLICANT—Victor Mayper, for 915 Westchester Avenue Realty Corp., owner.

PREMISES—915 Westchester avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

17-26-BZ.

APPLICANT—William F. Doyle, for John Welz, owner.

PREMISES—168-190 East 98th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

200-26-BZ.

APPLICANT—Edward P. Doyle, for W. & L. A. Garage Co., Inc., owner.

PREMISES—298-306 Lexington avenue, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

285-26-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

PREMISES—12 to 24 East Roosevelt avenue, Cor. Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

1144-24-BZ.

APPLICANT—John J. Dunnigan, for Thomas Keefe, owner.

PREMISES—560-562 Eleventh street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

159-26-BZ.

APPLICANT—John J. Dunnigan, for Albert J. Schwartz, owner.

PREMISES—Southwest corner of Cromwell avenue and West 169th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

209-26-BZ.

APPLICANT—John J. Dunnigan, for Tremont Manufacturing Corporation, owner.

PREMISES—202-206 East Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of use of dwellings to business purposes on the first story.

210-26-BZ.

APPLICANT—John J. Dunnigan, for Walter S. Thayer, owner.



# CALENDAR

EMISES—Southeast corner of Jerome avenue and East 169th street, The Bronx.  
 APPLICATION, under sections 7e and 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles.

623-BZ.

PLICANT—Leslie & Martin, for Jamaica Water Supply Co., owner.

EMISES—118-50 128th street, Richmond Hill, Borough of Queens.

PLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the erection and maintenance of a water pumping station (previously granted by the board).

24-BZ.

PLICANT—William F. Doyle, for Charles Milgrim, lessee.

EMISES—231 West 74th street, Manhattan.

PLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the maintenance of a factory use of an existing building (previously denied by the board).

**MAY 25, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

25-A—Northwest corner of Decatur street and Irving avenue, Brooklyn.

26-A—24-26 East 13th street, Manhattan.

26-A—25-27 Bergen street, Brooklyn.

26-A—50-54 Greenpoint avenue and 47-55 Milton street, Brooklyn.

26-A—607-611 West 47th street, Manhattan.

26-A—119-125 West 25th street, Manhattan.

26-A—Northeast corner of Grand and Rust streets (High street), Maspeth, Borough of Queens.

26-A—1986-1992 Broadway, Brooklyn.

26-A—265 Lexington avenue, Manhattan.

26-A—211-249 Lombardy street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 25*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

NO. 84-26-BZ—Application, January 28, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Manzi, owner, to permit in a residence district the maintenance of a bakery; premises 747 East 215th street, The Bronx.

NO. 95-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the extension and enlargement of an existing gasoline service station; premises southeast corner of East 168th street and Jerome avenue, The Bronx.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 145-26-BZ—Application, February 19, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Garden Investing Co., Inc., owner, to permit in a residence district the maintenance of a garage for the storage of more than five (5) motor vehicles; premises 52-54 West 67th street, Manhattan.

CAL. NO. 146-26-BZ—Application, February 23, 1926, under section 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Lever & Sidway, Inc., owner, to permit in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicles; premises 253-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan.

CAL. NO. 232-26-BZ—Application, March 19, 1926, under section 21 of the building zone resolution, of Hiram Feldman, applicant, on behalf of Feldshill Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises northwest corner of Webster avenue and Ford street, The Bronx.

CAL. NO. 358-26-BZ—Application, April 23, 1926, under sections 7c, 7d and 21 of the building zone resolution, of New York Telephone Company, for Albert J. Schwarzler, owner, to permit the extension from a business district into a residence district of a proposed telephone exchange building; premises south side of East 175th street, between Grand Concourse and Walton avenue, The Bronx.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 729-23-BZ—Application, April 20, 1926, under section 7g of the building zone resolution, of Joseph J. Dalmases, applicant, on behalf of Conrad DiChristina, owner, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted by the board for a temporary period); premises 733-735 East 235th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

**MAY 25, 1926, 2 P. M.**

## *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## *Petitions for Variations.*

- 1191-25-S—299 Wallabout street, Brooklyn.  
 1237-25-S—153-159 West 27th street, Manhattan.  
 45-26-S—618-620 Fifth avenue and 2 West 50th street, Manhattan.  
 67-26-S—127-133 West 26th street, Manhattan.  
 1306-25-S—108 Grand street, Manhattan.  
 50-26-S—9 East 47th street, Manhattan.  
 58-26-S—6-8 West 22nd street, Manhattan.  
 74-26-S—35-37 West 3rd street, Manhattan.  
 87-26-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.  
 90-26-S—345-351 West 35th street, Manhattan.  
 106-26-S—29 Mangin street, Manhattan.  
 114-26-S—63-67 Prince street, Manhattan.  
 126-26-S—352 Seventh avenue, Manhattan.  
 132-26-S—76-86 Ninth avenue, Brooklyn.  
 78-26-S—24 Union square east, Manhattan.  
 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.  
 14-26-S—23 West 32nd street, Manhattan.  
 1230-25-S—424 Broome street, Manhattan.  
 70-18-S—535 West Broadway, Manhattan.  
 1269-25-S—594-598 Eighth avenue and 272 West 39th street, Manhattan.

## *Appliances Submitted for Approval.*

- 1151-25-SA—Florence Garage Heater, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.

**JUNE 1, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

- 1054-25-A—40-42 Elizabeth street, Manhattan.  
 1175-25-A—622-640 West 57th street, Manhattan.  
 1273-25-A—83-87 Broome street, Manhattan.  
 1277-25-A—21-23 Columbia street, Manhattan.  
 141-26-A—370 Ninth avenue, Manhattan.  
 142-26-A—156 West 44th street, Manhattan.  
 172-26-A—31-57 43rd street, Brooklyn.  
 204-26-A—22 Park place, Manhattan.  
 212-26-A—104-118 Raymond street, Brooklyn.  
 223-26-A—3902-3912 14th avenue, Brooklyn.  
 228-26-A—90 Ridge street, Long Island City, Borough of Queens.  
 69-26-A—35-17 91st street, Jackson Heights, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 1, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1344-25-BZ—Application, December 28, 1925, under sections 7c, 7f and 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Bay Lumber Company, owner, to permit a residence district extending from business district the extension and enlargement of a lumber yard occupancy premises west side of East 12th street 100 ft. south of Avenue W, Brooklyn.

CAL. NO. 135-26-BZ—Application, February 16, 1926, under sections 7e and 21 of the building zone resolution, of Livingston & Livingston applicants, on behalf of Isaac Mintze owner, to permit partly in a business district and partly in a residence district the erection and maintenance of garage for the storage of more than five (5) motor vehicles; premises 52 544 Lefferts avenue, Brooklyn.

CAL. NO. 151-26-BZ—Application, February 23, 1926, under sections 7a and 21 of the building zone resolution, of Tengis Realty Co., Inc., applicant and owner, to permit in residence district the change of occupancy of the basement and first story from residence use to a business use premises 81 West 118th street, Manhattan.

CAL. NO. 246-25-BZ—Application, March 3, 1925, under sections 7c and 21 of the building zone resolution, of Auguste W. Gahrman applicant and owner, Benj. F. Baumiller lessee, to permit partly in a business district and partly in a residence district the maintenance of a gasoline service station; premises east side of Saphin boulevard, 40 ft. south of Meade avenue, Jamaica, Borough of Queens.

CAL. NO. 152-26-BZ—Application, February 23, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Adolf Lang, owner, to permit in a business district the change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1791 Lexington road, The Bronx.

CAL. NO. 195-26-BZ—Application, March 8, 1926, under section 21 of the building zone resolution, of George Kindermann, applicant, on behalf of Manderkin Building owner, to permit in a business district and also in a "B" area district the erection and maintenance of a building provided with a yard smaller than required by the zone resolution; premises 1362-1366 Webster avenue, Bronx.

WILLIAM E. WALSH, Chairman

**JUNE 1, 1926, 2 P. M.**

## *Appeal from Administrative Orders.*

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

## *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, June 1, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 242-26-BZ—Application, March 22, 1926, under sections 7a and 21 of the building zone resolution, of Magnuson and Klo



# CALENDAR

and Harrison G. Wiseman, architects, on behalf of 15th Street Amusement Company, owner, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes; premises 187-8-9 Prospect Park, West, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**JUNE 8, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 1-25-A—Certificate of approval for combustible mixture (Flit).
- 3-26-A—348 Fulton street, Brooklyn.
- 4-26-A—1-5 Franklin avenue, Brooklyn.
- 9-26-A—1381-97 Sedgwick avenue, Bronx.
- 5-26-A—150 William street, Manhattan.
- 11-25-A—217-223 East 43rd street and 218-226 East 44th street, Manhattan.

*Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 8, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

- No. 134-26-BZ—Application, February 16, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Rachael Kantrowitz and Louis Kantrowitz, owners, to permit in a residence district the conversion of occupancy of first floor from residence to a business use; premises 871 East 175th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**JUNE 8, 1926, 2 P. M.**

*Petitions for Variations.*

- 2-25-S—254-258 35th street, Manhattan.
- 2-25-S—319-321 East 53rd street, Manhattan.
- 2-25-S—228-238 East 44th street, Manhattan.
- 2-25-S—2082 Third avenue, Manhattan.
- 2-25-S—449 Union street, Brooklyn.
- 2-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.
- 2-25-S—222-224 West 37th street, Manhattan.
- 2-26-S—47 East Houston street, Manhattan.
- 2-25-S—30-32 East 21st street, Manhattan.

- 1287-25-S—74 St. Edwards street, Brooklyn.
- 1712-21-S—80 West Houston street, Manhattan.
- 1351-17-S—113-121 Prince street, Manhattan.
- 899-25-S—121-123 Greene street, Manhattan.
- 962-25-S—117-119 West 26th street, Manhattan.
- 1140-25-S—217-223 East 43rd street and 218-226 East 44th street, Manhattan.
- 1274-25-S—2-8 West 141st street, Manhattan.
- 27-26-S—22 East 65th street and 750 Madison avenue, Manhattan.
- 112-26-S—199-201 Greene street, Manhattan.
- 138-26-S—348 Fulton street, Brooklyn.
- 1023-25-S—199-209 Steuben street, Brooklyn.
- 7-26-S—24-26 East 13th street, Manhattan.
- 119-26-S—234-240 West 39th street, Manhattan.
- 122-26-S—550 Broadway, Manhattan.
- 178-26-S—20-22 East 57th street, Manhattan.
- 189-26-S—315 Seventh avenue, Manhattan.
- 194-26-S—100 Review avenue, Long Island City, Borough of Queens.

*Appliances Submitted for Approval.*

- 161-26-SA—Petrol Domestic Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.

**JUNE 22, 1926, 2 P. M.**

*Petitions for Variations.*

- 196-26-S—300 ft. east of Bethel avenue and 500 ft. north of S. I. R. R., Tottenville, Borough of Richmond.
- 192-26-S—131 West 24th street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 28-25-S—17 East 54th street, Manhattan.
- 964-25-S—1364-1370 Broadway, Manhattan.
- 1131-25-S—135-137 East 12th street, Manhattan.
- 39-26-S—74 Foster avenue, Long Island City, Borough of Queens.
- 93-26-S—1600 Broadway, Manhattan.
- 118-26-S—321-335 Sixth avenue, Manhattan.
- 156-26-S—142 West 32nd street, Manhattan.
- 162-26-S—560-564 DeKalb avenue, Brooklyn.
- 213-26-S—753-755 Lexington avenue, Brooklyn.

*Appliance Submitted for Approval.*

- 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, MAY 11, 1926.

Present: Chairman Walsh, Commissioners Connell, and Guilfoyle and Chief Kenlon. The minutes of the regular meeting of the board, held on Tuesday morning, May 4, 1926, and the minutes of the regular meeting held Tuesday afternoon, May 4, 1926, were approved as printed in the Bulletin, No. 19, Vol. XI.

APPEALS FROM ADMINISTRATIVE ORDERS.

890-25-A.

APPELLANT—George B. Buck, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—25 Frankfort street, Manhattan.

APPEARANCES—

For Appellant: James F. Conway, Jr.



# MINUTES

For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., on request of appellant.

1450-21-A.  
APPELLANT—Frank Glanz, of Preferred Utilities Company, for Utility Oil Corporation, owner.  
SUBJECT—Application for reopening—amendment to resolution (re: appeal from decision of fire commissioner).

PREMISES AFFECTED—Southeast corner of Third and Creek streets, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Frank Glanz.

ACTION OF BOARD—Laid over to May 18, 1926, at 10 a. m., to secure objection from fire department.

896-25-A.

APPELLANT—William Wrigley, Jr., Co., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—1389 Metropolitan avenue, Borough of Queens.

APPEARANCES—

For Appellant: R. E. Meany.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 1, 1926, at 2 p. m., on request of appellant.

71-21-A.

APPELLANT—James M. Vincent, for August Heckscher, owner.

SUBJECT—Application for reopening—modification of resolution—appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1230-1237 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: R. M. De Acosta.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon ..... 1

68-25-A.

APPELLANT—Dictograph Products Corp., owner.

SUBJECT—Application for reopening—reconsideration of case previously dismissed for lack of prosecution (re: appeal from order of fire commissioner).

PREMISES AFFECTED—Northeast corner Schooley place and Beaufort street, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: E. P. Manuel.

ACTION OF BOARD—Appeal reopened and set for hearing May 18, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

841-25-A.

APPELLANT—Samuel Rosenblum, for Frederick Hussey Realty Co., owner.

SUBJECT—Application for reopening—modification of resolution (re: appeal from decision of fire commissioner).

PREMISES AFFECTED—449-459 7th avenue, 163-167 West 34th street and 160-166 West 35th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum and Herbert E. Mitler.

ACTION OF BOARD—Appeal reopened and set for hearing May 18, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

140-26-A.

APPELLANT—Norman Zink, for Orsenigo Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Skillman avenue, bounded by Rawson street, Foster avenue and Moores street, Long Island City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

263-26-A.

APPELLANT—Gaffney Construction Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—East side of Zerega avenue, 236.15 ft. south of Quimby avenue, The Bronx.

APPEARANCES—

For Appellant: M. A. Hauschild, G. E. Horton and James E. Gaffney.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on conditions.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(263-26-A)

WHEREAS, Gaffney Construction Corporation, owner, filed, March 26, 1926, an appeal from a decision of fire commissioner, affecting premises east side of Zerega avenue, 236.15 ft. south of Quimby avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered March 4, 1926, reads (N. B. Applic. No. 435-1926):

"6. A separate fill pipe must be provided for each fuel oil tank.

"28. Show fuel oil tanks enclosed and protected per Rule 6 and Rule 4, Section 3.

"29. Asphalt tanks must be buried and equipped with a fire extinguishing system and a fire alarm telegraph system as per Chapter 10, Section 111 of the Code of Ordinances.

"35. This plant must be equipped with a stand-by system in accordance with Rule 37 of the Standard Rules."

and

WHEREAS, the premises consist of a large plot of ground 353 ft. by 266 ft., about 93,898 sq. ft. in area, where proposed to install two 20,000 gallon fuel oil storage tanks, three 23,500 gallon asphalt storage tanks, enclosed in a corrugated iron shed, 42 ft. by 65 ft. in area; and

WHEREAS, the appellant proposes (re: Item 6) to provide one 4 in. fill pipe from the dock, and rising between the two fuel oil tanks with a swinging extension at reaching the inlet of either tank; (re: Item 28) to enclose the two vertical fuel oil tanks above ground of proper clearance apart with a surrounding reinforced concrete



# MINUTES

1 ft. in thickness by 4 ft. 2 in. in height; (re: Item to erect three horizontal asphalt tanks above ground 2 in. by 12 in. wooden saddles over a heavy pile foundation, a surrounding concrete wall, 6 in. in thickness by 1 ft. in height, forming a reservoir under tanks; the appellant contends (re: Item 35) that there is no building within 50 ft. of the tanks; that the premises is vacant land and bounded at the east by Westchester Creek.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 6, *on condition* that the single fill pipe be limited to the supply of but two oil tanks; as to Item 28, *on condition* that a reservoir of reinforced concrete, equal to 60 per cent of the combined capacity of the tanks, shall be provided; as to Item 29, *on condition* that the asphalt tanks shall be enclosed in a metal structure; that the reservoir of not less than 60 per cent of the capacity of the single tank shall be provided; as to Item 35, *on condition* that fire hydrants shall be installed throughout the premises with 4 in. direct connection to the city water main, and that the hydrants to be spaced not more than 250 ft. apart, equipped with hose sufficient to cover intervening areas.

1300-25-A.  
APPELLANT—C. E. Hicks, for New York Dock Company, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—Foot of Van Dyke street (Warehouses Nos. 326 and 327), Brooklyn.

APPEARANCES—  
For Appellant: G. A. Eweler.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:  
(53-26-A)  
WHEREAS, C. E. Hicks, chief engineer for the New York Dock Co., owner, filed, January 21, 1926, an appeal from the order of the fire commissioner, affecting premises at foot of Van Dyke street (Warehouses 326-327), Brooklyn; and WHEREAS, the order of the fire commissioner, dated January 12, 1926, reads:

"Order No. 88718-F—  
"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure."

WHEREAS, the building is non-fireproof, two stories (26 ft. in height, 120 ft. 5 in. by 140 ft. 8 in. (approximately 16,000 sq. ft.) in area, subdivided into two 8,000 sq. ft. sections by fore and aft 16 in. brick wall, the opening on the 1st story being protected by a wooden door and the opening on the 2nd story being unprotected; and WHEREAS, the building is used as a distributing warehouse for the storage of "magnesite," a non-inflammable magnesium cement; 7 in. in the entire premises; and

WHEREAS, appellant contends that the building is equipped with an approved sprinkler system; that the building is surrounded on three sides; that the building is patrolled by a night watchman's service and that in the immediate vicinity there are fire hydrants and also six hose houses, each equipped with 10 ft. of 2½ in. hose.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, *on condition* that the building shall be not increased

in height, area or dimension; that the horizontal openings shall be equipped with fire doors; that the existing sprinkler system shall be maintained in good working order; and *granted* so long as conditions otherwise shall remain substantially unchanged.

1300-25-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Orsenigo Co., Inc., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—Southeast corner of Rawson street and Skillman avenue, Long Island City, Borough of Queens.

APPEARANCES—  
For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:  
(1300-25-A)  
WHEREAS, Croker National Fire Prevention Engineering Co., for Orsenigo Co., Inc., owner, filed, December 16, 1925, an appeal with the board of standards and appeals from an order of the fire commissioner, affecting premises southeast corner of Skillman avenue and Rawson street, Long Island City, Borough of Queens; and WHEREAS, the order of the fire commissioner, dated November 12, 1925, reads:  
"Order No. 85980-F—  
"1. Install standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure."

and  
WHEREAS, the building is fireproof, six stories (83 ft.) in height, having a frontage of 117 ft. 10 in. on Moore street, 200 ft. on Foster avenue, 31 ft. 10 in. on Rawson street and 217 ft. 8 in. on Skillman street, a total inside area of approximately 13,500 sq. ft.; OCCUPIED for the storage and manufacture of furniture; 167 persons above the 1st story; and

WHEREAS, appellant contends that the building is amply provided with exits; that it is equipped with a sprinkler system, fed from a 30,000 gallon gravity tank, and also from a 6 in. connection to the city main; there being provided also a steam pump and siamese connections on three street fronts; that a fire alarm signal system is installed and that over 50 per cent of the area of the front walls of the building are glass, making it feasible to reach all parts of the premises with a fire stream.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the installation of tank and pump, *on condition* that 4 in. standpipe shall be installed carried from basement to top floor, with 4 in. connection to city main; that the premises shall be equipped with sprinkler system and fire alarm system; and that the occupancy shall remain substantially unchanged.

30-26-A.  
APPELLANT—Ballard Oil Equipment Co., for S. Winterbottom, owner.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—3150 Kingsbridge terrace, The Bronx.



# MINUTES

## APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(30-26-A)

WHEREAS, Ballard Oil Equipment Company, by David Kaufman, for S. Winterbottom, owner, filed, January 11, 1926, an appeal from a decision of the fire commissioner, affecting premises 3150 Kingsbridge terrace, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered December 21, 1925, reads (Alt. Applic. No. 2445-24):

"19. Pumps must be of a type approved by the Board of Standards and Appeals.

"24. Burners must be of a type approved by the Board of Standards and Appeals."

and

WHEREAS, the building is of frame construction, 2½ stories in height, 26 ft. by 65 ft. in area; OCCUPIED, private residence; the appellant having installed a fuel oil burning system using grade "A" oil, a Ballard Super Domestic Burner and a Cook Automatic Electric Pump; and

WHEREAS, the appellant contends that the pump and burner installed are now before the board under Calendar No. 603-25-SA and Calendar No. 939-24-SA, respectively, and requests a temporary permit pending the decision; and

WHEREAS, appellant withdrew his appeal as to Item No. 24, the Ballard Super Domestic Oil Burner having been approved by the board.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, as to Item 19, on condition that the fuel oil equipment shall comply with the fuel oil rules in all other respects.

59-26-A.

APPELLANT—Wm. H. Gompert, for Board of Education, City of New York, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—South side of Maspeth avenue, 191.99 ft. west of Clermont avenue, Maspeth, Borough of Queens.

## APPEARANCES—

For Appellant: Charles Tilgner and Wm. H. Gompert.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(59-26-A)

WHEREAS, William H. Gompert, for City of New York, owner, filed, January 22, 1926, an appeal from an order of the fire commissioner, affecting premises situate on the southerly side of Maspeth avenue, 191.99 ft. westerly of the corner formed by intersection of the southerly side of Maspeth and the westerly side of Clermont avenues, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 30, 1925, reads (Order No. 37289):

"1. Install a standpipe system, with risers 4 in. in diameter, etc.";

and

WHEREAS, the building is non-fireproof, three stories basement and four stories in height, approximately 300 by 78 ft. in area, divided into two sections, the floor of the section appealed being approximately 10,900 sq. ft. OCCUPIED as a public school; and

WHEREAS, appellant contends that the 1st and 2nd stories of the premises are subdivided into two units less than 1,000 sq. ft. by a steel and wire glass partition constructed across the corridor, and contends, further, that the building is now provided with two 2 in. standpipes with outlet on each story.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the structure shall be not increased in height, area or dimension; and granted so long as present exit conditions shall remain substantially unchanged.

1173-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Columbia Wax Products Co., owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1173-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Columbia Wax Products Co., owner, filed, November 12, 1925, an appeal from an order of the fire commissioner, affecting premises southeast corner of 94th avenue and 100th street, Woodhaven, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 8, 1925, reads (Order No. 80414-F):

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 100 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation fire department outlets on each story (including basements and roofs) placed within main stairway and accessible from outside. Each outlet to be provided with sufficient length of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is fireproof, three stories (4 in.) in height, 150 ft. by an irregular depth, about 11,000 sq. ft. in area at 1st story and 11,900 sq. ft. in area at 2nd story; OCCUPIED for the manufacture of wax products; 1st story, 40 persons; 2nd story, 20 persons; 3rd story, 20 persons; and

WHEREAS, the appellant contends the building is provided with a sprinkler system fed from a 40,000 gallon tank; that there is a hydrant in yard, one on 100th avenue and one on 95th avenue in front of these premises; the building is provided with adequate exits and has an area.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be not increased in height; that an approved two-source sprinkler system shall be maintained; and that all legal exits required be provided and maintained.



# MINUTES

483-25-A.

APPELLANT—Mallery Fuelgas Corporation, for New York University, owner.

SUBJECT—Application for reopening—extension of permit (re: appeal from decision of fire commissioner).

PREMISES AFFECTED—West side of University avenue, corner of East 181st street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(483-25-A)

WHEREAS, Mallery Fuelgas Corporation, for New York University, owner, filed, May 7, 1925, an appeal from a decision of the fire commissioner, affecting premises on the west side of University avenue, corner of East 181st street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered April 30, 1925, reads:

"1. Auxiliary fuel oil tanks under pressure contrary to Rule No. 17.";

and

WHEREAS, the building is fireproof, one story in height, 38 ft. by 56 ft. in area; OCCUPIED as a boiler room connected with New York University building, 5 persons employed; EQUIPPED with a fuel oil burning system, using the Mallery Automatic Gas Producer, there being two auxiliary tanks on the control, each tank of 10 gallons capacity; one for regular use and one held in reserve for emergency; and

WHEREAS, it appears that the Mallery Fuelgas Corporation has a petition for the approval of their device (filed as Champion Gas Producer under Cal. No. 1491-23-SA—on for reopening), which has not yet been acted upon by the board, and appellant contends that the installation is made for experimental purposes in conjunction with the School of Engineering; and

WHEREAS, this appeal was granted by the board at its meeting October 9, 1925, and January 26, 1926, for a temporary period, and appellant requests an extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, for a temporary period of ninety (90) days for experimental purposes, on condition that the installation shall comply substantially with the fuel oil rules now in force in all respects.

## CASE DISMISSED.

### *Appeal from Administrative Order.*

The chairman called attention to the following case where notice of intention to appeal was offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1075-25-A)

Filed October 20, 1925—Premises 1323 University avenue, Bronx. Order of the fire commissioner. Appellant, Ethel M. Thomas. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Holland ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

WHEREAS, the foregoing appellant has filed with the board standards and appeals an appeal from order affecting the premises in question; and

WHEREAS, the appellant has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing appeal be and it hereby is dismissed for lack of prosecution.

## BUILDING ZONE CASES.

595-25-BZ.

APPLICANT—John J. Dunnigan, for Maric Carberry, owner.

SUBJECT—Application for reopening—modification of resolution (re: decision of superintendent of buildings) to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Third avenue, 80.74 ft. south of East 182nd street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—No action taken; laid over to May 18, 1926, at 10 a. m., special order of business.

275-25-BZ.

APPLICANT—William H. Kehoe, for Leo S. Sheridan, owner.

SUBJECT—Application for reopening—modification of resolution (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—88-110 Crown street, Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Opposition: None.

ACTION OF BOARD—Laid over to May 18, 1926, at 10 a. m., to secure amendment from building department.

25-26-BZ.

APPLICANT—Magnuson & Kleinert, for Squillacci & Torre, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—571-583 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Gustave Galanini, Philip J. Sinnott and Rose Benedetto.

ACTION OF BOARD—Laid over to May 18, 1926, at 2 p. m., for inspection and report by a committee of board.

242-26-BZ.

APPLICANT—Magnuson & Kleinert and Harrison G. Wiseman, for 15th Street Amusement Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes.

PREMISES AFFECTED—187-8-9 Prospect Park West, Brooklyn.

APPEARANCES—

For Applicant: Michael F. Dee.

For Opposition: W. A. Moore and others.

ACTION OF BOARD—Application laid over to June 1, 1926, at 2 p. m., on request of counsel for opposition; final.



# MINUTES

1425-24-BZ.

APPLICANT—William F. Doyle, for Charles Milgrim, lessee.

SUBJECT—Application for reopening—reconsideration (re: order of superintendent of buildings) to permit in a residence district the maintenance of a factory use of an existing building.

PREMISES AFFECTED—231 West 74th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call May 25, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

669-23-BZ.

APPLICANT—Leslie & Martin, for Jamaica Water Supply Company, owner.

SUBJECT—Application for reopening—amendment to resolution (re: decision of superintendent of buildings) to permit in a residence district the erection and maintenance of a water pumping station.

PREMISES AFFECTED—118-50 128th street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Arthur C. McCauley.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call May 25, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

455-25-BZ.

APPLICANT—Parker & Shaffer, for Gould Mesereau Company.

SUBJECT—Approval of plans of proposed elevation (re: decision of superintendent of buildings) to permit in a business district the erection of a building and the use of same as a factory.

PREMISES AFFECTED—North side of Nott avenue, 90 ft. east of Van Alst avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Meyer.

For Opposition: None.

ACTION OF BOARD—Plans approved in accordance with resolution.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

855-25-BZ.

APPLICANT—Max Geidel and Ernest Henke, for Ernest Henke and Henrietta Geidel, owners.

SUBJECT—Application for approval of plans (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline selling station.

PREMISES AFFECTED—Southeast corner of Page street and Hylan boulevard, Tottenville, Staten Island, Borough of Richmond.

APPEARANCES—

For Applicant: C. C. Beekman.

For Opposition: None.

ACTION OF BOARD—Plans approved in accordance with resolution.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

68-26-BZ.

APPLICANT—John J. Dunnigan, for Sumog Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b, 7c and 7e of the building zone resolution, to permit in a "B" district, also partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also the omission of a rear yard as required under section 17 of the zone resolution.

PREMISES AFFECTED—1071 Ogden avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan, Joseph M. Callaghan, William J. Lyons and Arthur J. Brown.

For Opposition: David M. Jones, Peter J. Braschers, William Deuchar, Patrick J. O'Brien, A. G. McLean and Mrs. Margaret Keenan.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon ..... 1

Absent ..... 0

THE RESOLUTION:

(68-26-BZ)

WHEREAS, John J. Dunnigan, for Sumog Realty Corporation, owner, filed, January 26, 1926, an application, under the building zone resolution, to permit in a "B" area district, also partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and also the omission of a rear yard as required under section 17 of the zone resolution; premises 1071 Ogden avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 11, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ogden avenue and West 165th street are in business districts, and that Summit avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered January 26, 1926, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district extending into a residence district is contrary to provisions Building Zone Resolution.

"2. Rear yard must be provided to comply with requirements of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 10 ft. and a depth of 120 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, it would appear that there was no contradiction as to the existence of a public garage on the same street, which formed the basis of this application.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted to and confined within the business use district; that it shall not exceed a depth of 100 ft. from the westerly building line of Ogden avenue; that it shall not exceed a height of two stories above grade; that the building shall be erected fireproof; that a rear yard shall be provided at the 2nd story floor level not less than 10 ft. in depth for the entire width of the premises; that the rear wall of 1st story and gable walls throughout shall be unpierced for their entire height and length; that the front elevation shall be finished with face brick with architectural terra cotta or stone trimmings; that there shall be provided on the rear offset at the 2nd story level fixedouvre ventilators, the skylight at this level if installed to be glazed with wire glass; that all permits required shall be obtained within nine months and the work completed within eighteen months from the date of this action.

32-26-BZ.

APPLICANT—Philip J. Sinnott, for August W. Schmidt, Jr., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—4919-4935 Kings Highway, northwest corner of Utica avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(32-26-BZ)

WHEREAS, Philip J. Sinnott, for August W. Schmidt, Jr., owner, filed, January 12, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 4919-4935 Kings highway, northwest corner of Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 11, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway and Utica avenue are in both business districts and residence districts, and East 49th street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 6, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 4-a, 46.

"The erection of a gasoline service station in a business district."

WHEREAS, the premises consists of a plot of ground on which it is proposed to install a gasoline service station with necessary tanks, pumps and buildings; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21, due to the surrounding abutting conditions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that

all permits required shall be obtained within six (6) months and that the work incurred thereby shall be completed within one (1) year; that the pumps and tanks shall be installed wholly within the property lines and that there shall be no extension beyond the building lines of the fuel oil equipment.

81-26-BZ.

APPLICANT—John J. Dunnigan, for Thomas E. Monti, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1620 Bronxdale avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Charles Stoerzer.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(81-26-BZ)

WHEREAS, John J. Dunnigan, for Thomas E. Monti, owner, filed, January 28, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a residence district of a garage for the storage of more than five motor vehicles; premises 1620 Bronxdale avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 11, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bronxdale avenue is in an unrestricted district, and that Fowler avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 6, 1926, reads:

"1. Proposed extension of garage for more than five motor vehicles from unrestricted into residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the building is of non-fireproof construction, one story in height, with a frontage of 85 ft. 23/4 in. and a depth of 126 ft. 65/8 in.; to be occupied as a garage for the storage of more than five motor vehicles; a portion of the building, 26 ft. 65/8 in. in depth at rear extending into residence district; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21, due to the fact that the street front was in an unrestricted use district and the erection of the building was pursued in good faith, not knowing there was an invasion into the residence district at the rear; a permit having been issued by bureau of buildings and later revoked.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of one story above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; any gasoline storage equipment shall be confined to the Bronxdale avenue front, solely within the unrestricted use area of the plot; all permits required to be obtained within nine (9) months and all the work to be completed within one (1) year from the date of this action.



# MINUTES

1055-23-BZ.

APPLICANT—Michael Lyndsey, owner.

SUBJECT—Application for reopening—extension of permit (re: order of fire commissioner) to permit in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2218 Aqueduct avenue, The Bronx.

APPEARANCES—

For Applicant: F. W. Rinn.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1055-23-BZ)

WHEREAS, F. W. Rinn, for Michael Lyndsey, owner, filed, September 4, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of three (3) pleasure motor vehicles; three spaces rented to persons not residing on the premises; premises 2218 Aqueduct avenue, Borough of Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting February 5, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Aqueduct avenue and Buchanan place are residence districts; and

WHEREAS, the order of the fire commissioner, dated August 16, 1923, Order No. 19377-C, reads:

"1. Discontinue the maintenance of a garage which is not maintained strictly as an accessory to dwelling on same lot on these premises."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 31 ft. and a depth of 20½ ft.; occupied as a garage for three motor vehicles, three spaces rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 84 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting February 5, 1924, for a temporary period and applicant requests an extension of this period.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the capacity of the garage be restricted to three automobiles of the pleasure car type, space for two of which may be rented to persons not residing on the premises, and that this permission, granted February 5, 1924, be extended for a temporary period of two years from the date of this action.

AREA FIXED.

(159-26-BZ)

The chairman presented and read a communication from John J. Dunnigan, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises southwest corner of Cromwell avenue and West 169th street, The Bronx.

The following area was approved by the board:

Both sides of Cromwell avenue from a point 100 ft. north of West 169th street to a point opposite the in-

tersection of the easterly side of Cromwell avenue with Jerome avenue; both sides of West 169th street from Boscobel avenue to Jerome avenue; the westerly side of Boscobel avenue from West 169th street to a point 200 ft. southerly therefrom and also the easterly side of Boscobel avenue from West 169th street to a point 170 ft. southerly therefrom.

CASES DISMISSED.

*Under the Building Zone Resolution.*

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(502-25-BZ)

Filed May 13, 1925—Premises 145-147 Astoria avenue, Flushing, Queens. Decision of the superintendent of buildings. Applicant, Emil Guterman. Dismissed for lack of prosecution.

(772-25-BZ)

Filed July 25, 1925—Premises 99 East 111th street, Manhattan. Decision of the Department of Health. Applicant, William H. Kchoe. Dismissed for lack of prosecution.

(817-25-BZ)

Filed August 10, 1925—Premises 6002-6004-6012 22nd avenue, Brooklyn. Decision of superintendent of buildings. Applicant, Jacob Lubroth. Dismissed for lack of prosecution.

(996-25-BZ)

Filed September 29, 1925—Premises 24-6 Stagg street, Brooklyn. Decision of the superintendent of buildings. Applicant, Croker National Fire Prevention Engineering Co. Dismissed for lack of prosecution.

(1003-25-BZ)

Filed October 1, 1925—Premises southeast corner of Woodhaven boulevard and 94th street, Woodhaven, Queens. Decision of the fire commissioner. Applicant, Emil Guterman. Dismissed for lack of prosecution.

(1064-25-BZ)

Filed October 19, 1925—Premises southwest corner Southaven boulevard and Prospect avenue, Bronx. Decision of the superintendent of buildings. Applicant, F. McGowan. Dismissed for lack of prosecution.

(1076-25-BZ)

Filed October 22, 1925—Premises southwest corner Church avenue and East 93rd street, Brooklyn. Decision of the fire commissioner. Applicant, Emil Guterman. Dismissed for lack of prosecution.

(1077-25-BZ)

Filed October 22, 1925—Premises 1290-1292 Rockaway avenue, Brooklyn. Decision of the fire commissioner. Applicant, Emil Guterman. Dismissed for lack of prosecution.

(1113-25-BZ)

Filed October 29, 1925—Premises Rogers place and 163rd street, Bronx. Decision of the superintendent of buildings. Applicant, Bronx Boro Holding Corporation. Dismissed for lack of prosecution.

(1127-25-BZ)

Filed October 30, 1925—Premises 79 Lott avenue, Brooklyn. Decision of the board of health. Applicant, M. Samskin. Dismissed for lack of prosecution.



# MINUTES

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Guilfoyle and Holland ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

WHEREAS, the foregoing applicants have filed with the  
Board of standards and appeals applications under building  
code resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their  
papers, though duly notified to do so.

*Resolved*, that the applications be and they hereby are  
*dismissed* for lack of prosecution.

Adjourned 2 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MAY 11, 1926.

Present: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

9-25-S.

PETITIONER—Abraham Jacobs, for J. Heit, owner.  
SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Joseph Green.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m., on request.

9-25-S.

PETITIONER—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m., on request.

14-25-S.

PETITIONER—Julius Eckmann, for Hermine Milch, owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—228-238 East 44th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m., to obtain certificate of occupancy.

34-25-S.

PETITIONER—Henora Building Corp., owner.

SUBJECT—Variation of labor law as cited in decision of  
superintendent of buildings.

PREMISES AFFECTED—2082 Third avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

90-25-S.

PETITIONER—Philip Freshman, for Bragio Ruffino, owner.

SUBJECT—Variation of labor law as cited in decision of  
health commissioner.

PREMISES AFFECTED—449 Union street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

993-25-S.

PETITIONER—Thompson-Greger, Inc., owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—408-410 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.

1314-25-S.

PETITIONER—Richard M. Adler, for The Adler Veneer  
Seat Company, owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—Northwest corner of Sunswick  
street and Paynter avenue, L. I. City, Queens.

APPEARANCES—

For Petitioner: Richard M. Adler.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

1307-25-S.

PETITIONER—Samuel Cohen, for Dorcoe Realty Co.,  
Inc., owner.

SUBJECT—Variation of labor law as cited in decision of  
superintendent of buildings.

PREMISES AFFECTED—222-224 West 37th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

86-26-S.

PETITIONER—Sigmund Schuler, for Leila J. Starr,  
owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—47 East Houston street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B.  
Fischer, owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.



# MINUTES

1287-25-S.

PETITIONER—John J. Lattemann Sons, Inc., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—74 St. Edwards street, Brooklyn.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

1712-21-S.

PETITIONER—Sigmund Schuler, for Caroline De Rosa, owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—80 West Houston street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.

28-25-S.

PETITIONER—Patrick J. Murray, for Alice Hoffman, owner.  
SUBJECT—Application for reopening—modification—variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—17 East 54th street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Petition reopened and set for hearing June 22, 1926, at 2 p. m.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

1351-17-S.

PETITIONER—Samuel Rosenblum, for G. Seidenberg & Co., owner.  
SUBJECT—Application for reopening—modification of resolution—re: variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—113-121 Prince street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Petition reopened and set for hearing June 8, 1926, at 2 p. m.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

899-25-S.

PETITIONER—Robert Teichman, for Estate of Sol M. Swartz, owner.  
SUBJECT—Application for reopening—modification of resolution—re: variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—121-123 Greene street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Petition reopened and set for hearing June 8, 1926, at 2 p. m.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

1040-25-S.

PETITIONER—Walter Pfaendler, for Deep Drawn Metal Corp., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—61-67 Navy street, Brooklyn.  
APPEARANCES—None.  
ACTION OF BOARD—Petition withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....

Negative .....	
Absent .....	

1096-25-S.

PETITIONER—Edward P. Doyle, for Sperry Realty Co., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—662-664 Sixth avenue, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Petition withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....

Negative .....	
Absent .....	

1174-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Columbia Wax Products Co., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—Southeast corner of 94th avenue and 100th street, Woodhaven, Borough Queens.  
APPEARANCES—  
For Petitioner: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Petition withdrawn; to comply.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle and Holland .....

Negative .....	
Absent: Chief Kenlon .....	

988-25-S.

PETITIONER—William F. Doyle, for 385 Madison Avenue, Inc., owner.  
SUBJECT—Variation of labor law as cited in orders of commissioner and decision of superintendent buildings.  
PREMISES AFFECTED—385 Madison avenue, Manhattan.  
APPEARANCES—  
For Petitioner: William F. Doyle.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioner Connell, Guilfoyle, Holland and Chief Kenlon .....	
Negative .....	
Absent .....	

THE RESOLUTION:

(988-25-S)

WHEREAS, William F. Doyle, for 385 Madison Avenue, Inc., owner, filed, September 25, 1925, a petition for va



# MINUTES

on from the requirements of the labor law, as cited in the orders of the fire commissioner and in the decision of the superintendent of buildings, affecting premises No. 385 Madison Avenue, Borough of Manhattan; and WHEREAS, the orders of the fire commissioner, dated July 3, 1925, read:

(Order No. 83017-LF)

"An inspection of premises 385 Madison Avenue, Borough of Manhattan, shows that the following must be done to comply with Section 279 of the Labor Law:

"No. 1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout."

(Order No. 83018-LF)

"An inspection of the premises 385 Madison Avenue, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Sec. 279 of the Labor Law. The labor law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law, as to fire drills."

WHEREAS, the decision of the superintendent of buildings, rendered March 29, 1926, in acting on request for certificate of occupancy, reads:

"1. All windows in exterior walls must be fireproof and self-closing and must not exceed 720 sq. in. per light.

"2. Doors along interior and fire tower stairway must be entirely fireproof. Glass not permitted.

"3. All partitions throughout the building must be built of incombustible material.

"4. Remove gate which obstructs egress from main stairway at first floor into main hall.

"5. All partitions enclosing stair halls must be of 6 in. terra cotta or 8 in. brick.

"6. All steel beams must have two inches of fireproofing."

WHEREAS, the building is fireproof, 12 stories and pent house in height, 215 ft. by 100 ft. 4 in. in area. OCCUPIED: 1st story, stores; upper stories, offices and showrooms (mostly millinery) with a 25 per cent factory occupancy on the 4th, 6th and 8th stories, approximately 830 persons above the 1st story; pent house occupied for offices; EQUIPPED with a two source automatic sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with metal-covered wooden doors at openings; and

WHEREAS, petitioner contends that there is installed in the west stairway of the premises an interior fire alarm system, extending from the sub-basement to roof, with stations on each story; the fire alarm system connects directly to a central station, which in turn transmits alarm to fire quarters; and contends further that the two source automatic sprinkler system covers all of the premises excepting a portion of the pent house.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, in so far as it affects an area of 3,000 sq. ft. on the 7th story of building for occupancy use of light industrial work incidental to the conduct of millinery model sales agency, and that the certificate of occupancy of the superintendent of buildings now in force shall be complied with in all other respects; as to orders of the fire commissioner Nos. 83017 and 83018, the petition be and it hereby is granted, on condition that the stipulations of the certificate of occupancy now in force shall be maintained.

i-S.

PETITIONER—C. E. Hicks, for New York Dock Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Foot of Van Dyke street (Warehouse Nos. 326 and 327), Brooklyn.

APPEARANCES—

For Petitioner: G. A. Eweler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(54-26-S)

WHEREAS, C. E. Hicks, chief engineer of the New York Dock Company, owner, filed, January 21, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises warehouse, foot of Van Dyke street (Warehouses 326-327), Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 22, 1925, reads (Order No. 88717-LD):

"1. Provide an interior stairway from the 1st to 2nd story at east side of building as per Rule 3, Board of Standards and Appeals adopted July 29th, 1924.

"2. Provide a secondary means of exit from every floor of building at west end of south side of building as per Rule 3, Board of Standards and Appeals adopted July 29th, 1924."

and

WHEREAS, the building is non-fireproof, two stories in height, 120 ft. 5 in. by 140 ft. 8 in. in area. OCCUPIED as a distributing warehouse for the storage of magnesite cement; 1st story, 5 persons; 2nd story, 8 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two exterior wooden stairways, extending from the 1st story to 2nd story; interior wood stair to scuttle in roof; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the material stored is non-inflammable and that in view of the light occupancy the existing means of exit are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1; as to Item 2, on condition that exterior party-wall fire escape shall be provided at the southerly end of building with not less than 60 degree stationary stairs to grade level; and that existing horizontal openings shall be equipped with fire doors.

1102-24-S.

PETITIONER—Arthur Greenbaum, for Abram I. Kaplan, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—251 Fifth Avenue and 1 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....	5
Negative .....	0
Absent .....	0



# MINUTES

## THE RESOLUTION:

(1102-24-S)

WHEREAS, Arthur Greenbaum, for Abram I. Kaplan, lessee, filed, September 6, 1924, a petition with the board of standards and appeals for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 251 Fifth avenue and 1 East 28th street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 8, 1920, reads:

"Order No. 3113-LD—

"1. Arrange the exterior enclosed fireproof stairway at the northeast corner of building \* \* \*.

"NOTE: Among the defects noted on this stairway are the following:

"All doors except on the 4th story open inwardly. No safe passageway to street. No door to stairway on the 1st story.

"2. Provide an outside iron balcony fire escape on the west end of the 5th Ave. building \* \* \*.

"NOTE: In addition to this—order requiring the installation of an approved \* \* \* interior alarm system will be issued as soon as a layout showing the required equipment can be prepared by the Electrical Division of this Bureau.";

and

WHEREAS, the building is non-fireproof, seven stories in height, "L"-shaped in area, with a frontage of 25 ft. on Fifth avenue and a frontage of 125 ft. on East 28th street with a depth of 100 ft.; OCCUPIED as a tenant factory, with a total of 26 persons above the 1st story in the Fifth avenue portion and 37 persons above the 1st story in the East 28th street portion; the means of egress consisting of an interior stairway in the Fifth avenue section extending from the 1st story to the roof; a spiral stairway at the rear of the 28th street section of the building, extending from the 1st story to the top story opening into store in the 1st story, with proposed passageway in the basement from the spiral stairway to the interior stairway, enclosed in 6 in. terra cotta partitions; a doorway in the 1st story connecting the Fifth avenue section to the main building adjoining to the north on Fifth avenue; and

WHEREAS, petitioner contends that it is proposed to install an approved sprinkler system and that the standpipe system has been installed in the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 3113-LD, on condition that the existing spiral stairway shall be removed and substituted by an exterior fire escape at window sill level with 60 degree connecting stairs on the north wall of the easterly extension, with egress from lowest balcony at 2nd story level to roof of premises to the east or west complying with rules in other respects; granted, as to Item No. 2, on condition that horizontal exits shall be provided between premises No. 251 and 253 Fifth avenue, and that the present occupancy and use shall remain unchanged.

1220-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., substituted for John B. Nugent for Warner Estate, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—42 West 28th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood and John B. Nugent.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(1220-25-S)

WHEREAS, the Croker National Fire Prevention Engineering Company, substituted for John B. Nugent, for Warner Estate, owner, filed, November 24, 1925, a petition for variation from the requirements of the labor law, as cited in an order of fire commissioner, affecting premises No. 42 West 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 5, 1925, reads (Order No. 86248-LD):

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building, by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street. \* \* \*";

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 26 ft. by 66 ft. in area. OCCUPIED Basement, store, 5 persons; 1st floor, tailor, 2 persons; upper stories, tenant factory, 25 persons above 1st story. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in wood stud and plaster partitions with wood doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the yard; with EGRESS from the termination of the fire escape to street by means of store in building in question and also by means of openings to door in building at rear; ROOFS of adjoining buildings to east same level; and

WHEREAS, petitioner contends that the existing means of egress from the termination of the fire escape are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the egress from the termination of the fire escape on the rear, on condition that the fence between these premises and the property to the rear on 28th street shall be removed; that egress from adjoining premises on the rear shall be maintained through plain glass openings and an exterior screened stairway and that access shall be maintained on the top story to the rear fire escape by free and unobstructed aisles or passageways, and that the requirements of the labor law shall be complied with in all other respects.

960-25-S.

PETITIONER—Ald Realty Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—34 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: Francis C. Kohler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(960-25-S)

WHEREAS, Ald Realty Company, owner, filed, September 16, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 34 East 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 6, 1925, Order No. 76531-LD, reads:

"1. Provide safe and unobstructed egress from the termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least three feet throughout



# MINUTES

to the street, adequately lighted at all times during working hours or by means of providing access to an open area having communication with the street as per Section 273 of the Labor Law.”;

WHEREAS, the building is non-fireproof, four stories in height, 20 ft. 10 in. by 84 ft. in area at 1st and 2nd story and 20 ft. 10 in. by 75 ft. in area above. OCCUPIED: 1st story, restaurant; upper stories, tenant factory; 2nd story, 6 persons; 3rd story, 10 persons; 4th story, 6 persons; 5th story, 7 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire-resisting partitions with fire-resisting doors at openings; a fire escape on the rear of the building, having fireproof openings along the course of the escape, extending from the roof to the yard; with EGRESS at the termination of the fire escape by means of door leading to yard to the east; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends, in view of the light occupancy of the premises, that the existing means of egress are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, so far as it affects the egress from the termination of the fire escape, on condition that an open, unobstructed way shall be provided through fence of adjoining property to the east, and that an opening shall be provided in the fence to the property to the rear with iron steps not less than 3 ft. wide to the yard level of adjoining premises to the south, with egress through premises on 27th street direct to street; granted only so long as conditions of use and occupancy remain unchanged.

PETITIONER—Thomas S. Hall, for Adele Hall Graham and Thos. H. Hall, owners.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—209-211 East 37th street, Manhattan.

APPEARANCES—

For Petitioner: Edward Willmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted in part and denied in part.

CONDITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(37-26-S)

WHEREAS, Thos. H. Hall, for Adele Hall Graham and Thos. H. Hall, owners, filed, January 14, 1926, a petition for variation of the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 209-211 East 37th street, Borough of Manhattan; and

WHEREAS, Order No. 83008-LD, dated July 18, 1925,

“1. Extend the interior stairway at the east and west side of building to the roof, per Section 271 of the Labor Law.”;

Order No. 83009-LD, dated July 18, 1925, reads:

“1. Remove the substandard fire escape on the front of the building, or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, amended May 9th, 1924. NOTE: Among the defects noted on this fire escape are the following:

“Windows on course not fireproof nor self-closing.

“No 60 degree stairways connecting balconies.

“No counterbalanced stairway or drop ladder in guides from lowest balcony to ground.

“Must be maintained structurally safe and properly painted; no sign of any character shall be placed at openings to same.”;

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 80 ft. in area. OCCUPIED as a carpet cleaning establishment; 1st story, 4 persons; 2nd story, 2 persons; 3rd story, 7 persons; 4th story, no occupancy; 5th story, 7 persons; EQUIPPED with a fire alarm signal system. EXITS: Two interior wooden stairways, extending from the 1st story to top story, enclosed in wooden partitions, with wooden doors at openings, with stairs to scuttle in roof; a sub-standard fire escape on the front of the building, having non-fireproof openings along the course thereof, extending from the top story balcony to the 2nd story balcony; and also a sub-standard fire escape on the rear of the building; ROOFS of adjoining buildings to east 20 ft. higher, to west same level; and

WHEREAS, petitioner contends that no explosives or chemicals are used in the building, and proposes to remove the rear fire escape, and in re: the fire escape on the front of the building proposes to provide a counterbalanced drop ladder from the 2nd story balcony to the ground, and proposes to glaze with wire glass the existing wooden frames in the openings along the course thereof.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 83008-LD, Item No. 1, only so far as it affects the stairs on the easterly side of the top story, on condition that a double rung ladder shall be provided at the head of stairs to scuttle 2 ft. by 3 ft.; denied, as to Order No. 83009, Item No. 1.

1195-25-S.

PETITIONER—Henry J. Von Der Lieth, for John D. Thees, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—72-74 West 125th street, Manhattan.

APPEARANCES—

For Petitioner: George Rigger.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Wash, Commissioners Connell, Guilfoyle, Holland and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1195-25-S)

WHEREAS, Henry J. von der Lieth, for John D. Thees, owner, filed, November 18, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 72-74 West 125th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner read:

Order No. 82085-LD, dated July 9, 1925—

“1. Extend the interior stairway at the east side of building to the roof, as per Section 271 of the Labor Law.

“2. Provide a second means of exit on the 2nd story by constructing horizontal exit having opening not less than 44 in. wide in the division wall between buildings, said opening to be protected by fire doors as per Section 267 of the Labor Law. \* \* \*

“3. Remove the substandard fire escape on the rear of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Stand-



# MINUTES

ards and Appeals. Amended May 9th, 1924. Among the defects noted on this fire escape are the following:

"Windows on course not fireproof nor self-closing. Does not extend from ground to roof. No safe passageway to street from termination. No sign of any character shall be placed at openings to same. Must be maintained structurally safe and properly painted."

Order No. 82225-LD, dated July 10, 1925—

"1. Extend the interior stairway at the west side of building to the roof, as per Section 271 of the Labor Law.

"2. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building, by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law."

and

WHEREAS, the premises consist of two non-fireproof three-story buildings—No. 72 and No. 74 West 125th street; No. 72 being 25 ft. by 95 ft. in area at 1st story and 25 ft. by 55 ft. in area above; No. 74 being 25 ft. by 75 ft. in area at 1st story and 25 ft. by 55 ft. in area above. OCCUPIED: No. 72, 1st story, furrier, 1 person; 2nd story, office, 1 person; 3rd story, manufacture of millinery, 10 persons; No. 74, 1st story, store, 2 persons; 2nd story, office, 2 persons; 3rd story, manufacture of millinery, 8 persons. EXITS: A wooden stairway in each building, extending from the 1st to top story; each enclosed in wood lath and plaster partitions with glass paneled wood doors at openings; a horizontal exit on the 3rd story; a fire escape on the rear of No. 72 extending from the 3rd story balcony to the roof of the one-story extension and an iron bridge and stairway from the 2nd story of No. 74 to the yard of same; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner proposes to extend the interior stairway (in No. 72) to the roof; contending this exit will be adequate in view of the horizontal exit on this story; also, to provide a fire escape balcony on the rear of the 2nd story of No. 72, connecting to the 2nd story balcony at rear of No. 74; to remove the fire escape balcony and stair at the rear of No. 72, and requests the acceptance of doors (in each building) leading from yard to street as a means of egress from the termination of the fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 82085-LD, Item No. 2, *on condition* that a party wall fire escape shall be provided on the rear of the building on the 3rd story, with 60 degree connecting stairs to roof of extension; all skylights in extension roofs to be glazed with wire glass; and *denied*, as to Items No. 1 and 3; *granted*, as to Order No. 82225-LD, Item No. 2, *on condition* that a doorway with plain glass opening shall be provided from the rear yard in both No. 72 and 74 West 125th street; and *denied*, as to Item No. 1.

1228-25-S.

PETITIONER—Ruth A. Wallace, Owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—27-37 West 60th Street, Manhattan.

APPEARANCES—

For Petitioner: Thomas C. Sheridan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon

Negative

Absent

## THE RESOLUTION:

(1228-25-S)

WHEREAS, Ruth A. Wallace, owner, filed, November 1925, a petition for variation from the requirements of labor law, as cited in an order of the fire commissioner affecting premises 27-37 West 60th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated 17, 1925 (Order No. 82927-LD), reads:

"1. Discontinue manufacturing on these premises except on the 11th floor rear as stipulated in Certificate of Occupancy 8601, 1924; which permitted factory occupancy on 11th floor rear as per variation of the Labor Law, granted by the Board of Standards and Appeals, calendar No. 362-24-S.

"For the reason that manufacturing is being conducted also on the 3rd, 5th, 6th, 9th and 10th stories and second required means of exit on the rear of the building does not conform with the requirements of Section 270 of the Labor Law and no interior electric fire alarm system is installed throughout the building as required by Section 279 of the Labor Law, and all doors throughout building do not open outwardly as required by Section 270 of the Labor Law and fire drills are not conducted at least once a month as required by Subdivision 2 of Section 279 of the Labor Law and exit signs at least 8 in. in height, illuminated by lights having globes in time of darkness are not provided as required by means of egress as required by Section 272 of the Labor Law, and no unobstructed passageway is provided leading to both required means of exit on each story. At present it is necessary to pass through partitions enclosing offices and factories at rear of building, thence through lofts to reach 2nd means of exit at rear of building."

and

WHEREAS, the building is fireproof, 11 stories in area, 109 ft. by 100 ft. 5 in. in area. OCCUPIED: 1st and 2nd stories, showrooms, 64 persons; 3rd, 5th, 6th, 9th and 10th stories, stockrooms, assembling goods and light manufacturing, such as piston rings, automobile accessories, and hat stretchers, about 26 persons on each story; 4th story, offices, 70 persons; 7th and 8th stories, offices and rooms, 20 persons on each story; 11th story, manufacture of jewelry, 80 persons; EQUIPPED with a sprinkler system and two standpipe lines. EXITS: One interior fireproof stairway, extending from 1st story to roof, enclosed in fireproof partitions, with fire doors at the openings; an exterior iron stairway on rear of building, extending from roof to the yard, having fireproof openings at each course thereof, with egress through 1st story means of passage to interior stairway, thence to street; ROOF of adjoining building 118 ft. lower at east, 70 ft. lower at west; and

WHEREAS, the petitioner claims that exit signs and lights have been provided at all exits; that all doors to rear exits, to interior stairs and to fireproof exits open outward; that fire drills are unnecessary as the building is 100 per cent sprinklered; the petitioner further claims that the occupancy is small and the manufacturing is of a light nature.

*Resolved*, that the board of standards and appeals hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, *on condition* that an approved exterior screened iron door shall be provided and maintained on the rear of the building, with open, unobstructed egress on each story to be maintained from the lowest termination of mezzanine floor level, with fireproof passageway to building leading direct to and connected with the entrance hall at front of building, and that an interior alarm system shall be installed; *denied* in all other



# MINUTES

-S.  
PETITIONER—Buchman and Kahn for Siden Building Co., Inc., owner.  
SUBJECT—Variation of labor law, as cited in order of fire commissioner.  
PREMISES AFFECTED—87-89 Nassau street and 130 Fulton street, Manhattan.  
APPEARANCES—

For Petitioner: Charles W. Froessel.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## RESOLUTION:

(734-25-S)

WHEREAS, Buchman & Kahn, for Siden Building Company, Inc., owner, filed, July 13, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises 87-9 Nassau street and 130 Fulton street, Borough of Manhattan;

AND WHEREAS, the orders of the fire commissioner read:

Order No. 78526-LD, dated May 27, 1925—  
1. Remove the substandard fire escape at the west side of building or reconstruct same \* \* \*.

\* \* \* No 60 degree stairway connecting balconies. Stairway from top balcony to roof. Fire escape must not extend to ground with a safe passageway to the street from the termination. No steps from floor to sills of openings on course of fire escape. Windows on course not fireproof nor self-closing. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.

2. Remove the substandard fire escape on the south side of building or reconstruct same \* \* \*.

\* \* \* No stairway from top balcony to roof. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.

3. Provide an exterior screened iron stairway on the southwest side of building, \* \* \*.

4. Enclose the interior stairway serving as a regular means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material, \* \* \*.

5. Provide an additional means of exit from the cellar and subcellar, \* \* \*.

Order No. 78527-LD, dated May 27, 1925—

1. Provide exit signs, letters to be at least 8 in. in height, at all means of egress with a red light over all exits for use in time of darkness, as per Section 264 of the Labor Law."

Order No. 78528-LD, dated May 27, 1925—

1. Arrange the entrance doors at street so as to open outwardly, as per Section 271 of the Labor Law."

WHEREAS, the building is fireproof, 10 stories, cellar and roof in height, 57 ft. 10 in. by 113 ft. 9 in. in area. OCCUPIED: Sub-cellar, engine room and storage; cellar, storage and storage; 1st story, stores; 2nd to 10th story, offices, 50 persons on each story. EXITS: An exterior iron stairway, extending from the 1st story to the roof; a sub-standard fire escape on the west side of building, having fireproof openings along the course of escape extending from top story to the basement; with a safe passageway to the street; ROOFS of adjoining building 8 stories lower at south, 5 stories lower at west;

WHEREAS, the petitioner claims that the building was altered to comply with Exit Order No. 134 of 1919, issued by the bureau of buildings; a certificate of occupancy, No. 4261 of 1922, was duly issued for an office building, such occupancy has not been changed; he further contends that the labor law does not apply in this case.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Items 2 and 3, Order No. 78526, on condition that the windows on course of fire escapes shall be fireproof and self-closing throughout; and that iron steps shall be provided from the floor to the sills of the windows in each case; that doors to fire escape in public corridors shall be maintained unfastened during the occupancy of the building at any and all times; that a red light and exit sign shall be provided on the corridor side of the doors leading to the fire escape; that the upper panels of the doors leading to fire escapes shall be plain or ground glass; that a 45-degree stairs shall be maintained from the lowest balcony of the existing fire escape, the full width of the rear court, to the termination at basement level, with self-closing fireproof door opening in the course of travel to the public corridor of the basement, leading directly to the street; granted, as to Item 5, on condition that not less than two means of egress shall be provided from the boiler room in sub-cellar; Item 4 is granted; denied as to Item 1 of Order 78526; denied as to Item 1 of Order 78527; as to Item 1 of Order No. 78528, granted only so far as the extreme outside door is concerned; the variation is granted only so long as the industrial occupation throughout the building shall be limited to 85 persons, restricted to the conduct of jewelry and watch repair and diamond setting; and granted so long as conditions as to occupancy and use otherwise remain unchanged.

16-26-S.

PETITIONER—Charles B. Meyers, for Bermey Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—561-565 Seventh avenue and 149 West 40th street, Manhattan.

APPEARANCES—

For Petitioner: Charles B. Meyers.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(16-26-S)

WHEREAS, Charles D. Meyers, for Bermey Realty Co., Inc., owner, filed, January 6, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 561-63-65 Seventh avenue and 149 West 40th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 21, 1925, reads (N. B. Applic. No. 398/25):

"10. All windows must be fireproof self-closing or stationary windows with panes not more than 720 square inches in area to conform with the requirements of Section 264 of Labor Law and Rule 503 of the Industrial Code."

and

WHEREAS, the building is fireproof, 21 stories in height, having a frontage of 60 ft. on West 40th street and a frontage of 59 ft. 5 in. on Seventh avenue. OCCUPIED for offices, showrooms and factory, 40 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways ex-



# MINUTES

tending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories, on both street fronts, in the street walls of the building, glazed with  $\frac{1}{4}$  in. plate glass, the maximum area of the glass on the 1st story being 8 ft. 6 in. by 8 ft. 6 in. and on the 2nd and 3rd stories being 6 ft. by 8 ft. 6 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would detract from the architectural appearance of the building and would also destroy the intended use of the lowest three stories.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the street front of the three (3) lower stories, on condition that all windows shall be equipped with approved metal frames and sash, glazed with polished plate glass,  $\frac{1}{4}$  in. in thickness, and that the requirements of the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL.

2-26-SA.

PETITIONER—American Fire Prevention Bureau, Inc.  
SUBJECT—Approval of Derby Closed Circuit Alternating Current, Sprinkler and Standpipe Supervisory Alarm Panel.

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 25, 1926, at 2 p. m.

91-26-SA.

PETITIONER—Signal Engineering & Mfg. Co.  
SUBJECT—Approval of Signal Standpipe Alarm Panel.

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 25, 1926, at 2 p. m.

## CASES DISMISSED.

### Variation of the Labor Law.

The chairman called attention to the following where notices of intention to petition were offered filing; but where, despite notices from this office, papers not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1001-25-S)

Filed September 29, 1925—Premises 463-9 Seventh Avenue, Manhattan. Order of the fire commissioner for labor law. Petitioner, Croker National Fire Protection Engineering Co. Dismissed for lack of prosecution.

(1048-25-S)

Filed October 15, 1925—Premises 407-409 Broadway, Manhattan. Order of the fire commissioner, labor law. Petitioner, Frank Hillman. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Guilfoyle, Holland and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

WHEREAS, the foregoing petitioners have filed with the board of standards and appeals petitions for variation of the labor law, affecting the premises in question; and

WHEREAS, the petitioners have failed to complete the papers, though duly notified to do so.

Resolved, that the foregoing petitions be and they are dismissed for lack of prosecution.

Adjourned 4.40 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, April 27, 1926, as they appeared in Bulletin No. 18, Vol. XI, are hereby corrected to read as follows:

868-25-S.

PETITIONER—Oscar Abel, by Stein & Salant, for Gilman Corporation, owner.

SUBJECT—Variation of labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhattan.

APPEARANCES—None.

\*Correction—Letter on calendar number of resolution changed from "A" to "S".

ACTION OF BOARD—Petition dismissed.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland Guilfoyle.....

Negative .....

Absent: Chief Kenlon.....

## THE RESOLUTION:

(868-25-S)

WHEREAS, Oscar Abel filed, August 26, 1925, a petition for variation of the requirements of the labor law in order of the fire commissioner, affecting premises 501 Seventh avenue, Manhattan; and

WHEREAS, petitioner failed to complete his papers, though duly notified to do so.

Resolved, that the petition be and it hereby is dismissed for lack of prosecution.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES.

(217-21-SR)  
(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, May 21, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

*Matter in italics is new. Matter in [ ] is old matter to be removed.*

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

#### d) [Rule 33.] Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

(e) [(a)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

### [GRADE A FUEL OIL.]

#### Rule 2. Manner of Storage for [Grade A] Fuel Oil.

Fuel oil, to be used for [commercial] heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

#### Rule 3. General Location of Tanks for [Grade A] Fuel Oil.

(a) In all *except fireproof* buildings fuel oil storage tanks shall be buried below the floor of the lowest story

in the manner required for tanks outside of the building or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

#### Rule 4A. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

##### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

[(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.]

[(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.]

##### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# PUBLIC HEARING

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 4B [19.] Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, *unless an approved anti syphon valve is used*, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Material and Construction of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free

from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plate or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or bars, these members should not be spaced greater than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of plates  $\frac{1}{8}$  inch.



# PUBLIC HEARING

the thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

t equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plates shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind shall be permitted.

[Rule 20 (a)] Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this section except that tanks of a capacity of over 60 gallons and more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

[Rule 20 (b)] Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Section 5.

All welded seams of plates shall be lapped or butt jointed.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of full penetration fillet.

Where a butt joint is used, it shall be of the 90 degree V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

All heads shall be flanged, the straight part of the flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For 1/4 inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For 3/8 inch heads, 2 1/4 inch flange.

For heads over 120 inches diameter the flange shall be lapped in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a close fit and the shell shall fit the head closely all around.

If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head flange for tanks of 1,100 gallon capacity or less and not over 3 inches in diameter, shall be of the 90 degree single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

Where tanks are made up of two or more rings joined by longitudinal joints of adjacent sections shall be butt jointed. At no point of a butt girth joint shall the joint on one side be offset with the sheet on the other side by an excess of one-half of the thickness of the plate. All girth joints shall be welded inside and out and

reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half (1 1/2) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth (1/4) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half (1 1/2) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half (1/2) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks,



# PUBLIC HEARING

shall withstand after being set in place, a hydrostatic *or oil* test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic *or oil* pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic *or oil* test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

## Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic *or oil* test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

## Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

## Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for [Grade A] Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted. *Except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.*

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plan. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic *or oil* pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of a pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into a suction line provided there are no shut off valves in connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) *Where pressure systems are used an automatic by-pass valve of size equivalent to that of the discharge shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.*

### Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a standard rate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or sump carried within four (4) inches of the lowest point in tank.

(d) Fill pipe shall be made up with screw threaded flanged fittings and shall be oil tight and securely in place.

### Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without a trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend below the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be connected into a main header. Connections to the header shall not be less than one foot above the level of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screwed. The main vent pipe and header shall be of an area not less than the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh galvanized wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation.



# PUBLIC HEARING

nts shall be not less than two (2) inches in diameter  
tanks over 1,100 gallons capacity, and in no case less  
in one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather  
hoods and terminate outside the building above the  
street surface, not less than six (6) feet nor more than  
twelve (12) feet above the fill pipe. Such vent outlet  
shall not be located within three (3) feet in any direc-  
tion of a window or other opening, or an exterior stair-  
way, or fire escape, nor shall vent pipes be placed in  
hvacuator or dumb-waiter shafts, or in an enclosed court.  
(e) If compelled, because of structural conditions,  
to carry the vent outlet higher than twelve (12) feet  
above the fill box, and if the fill lines are connected to  
oil trucks by tight connections and filled by pressure,  
one (1) inch line shall be connected to tank and  
shall parallel the fill line and terminate in the fill box  
with an unthreaded end. A check valve shall be installed in  
the line so as to permit excess oil in the tank to flow  
into the fill box and shall be so set as to prevent the pas-  
sage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be  
not less than the diameter of the supply line to the  
burner. Return lines shall be run as direct as possible,  
and shall be connected into the suction line near the  
pump or into the storage tank. No oil shall be re-  
turned to the storage tank at a temperature higher than  
one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils  
in storage tanks in any building shall be only by means  
of hot water coils thermostatically controlled and the  
oil shall not be heated above one hundred and forty  
(140) degrees Fahrenheit.

## Section 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a sub-  
stantial type, provided with a stuffing box of liberal size  
containing a removable cupped gland designed to com-  
press the packing against the valve stem and so ar-  
ranged as to facilitate removal. Valves shall be de-  
signed to close against the supply and to prevent with-  
drawal of the stems by continued operation of the  
hand-wheel. The use of packing which may be affected  
by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge  
suction lines near each pump; in discharge line  
at each tank as near the tank as practicable, and in  
each line near each burner.

## Section 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so  
designed as to prevent the escape of oil or vapor within  
the building at any time. The top of the well when lo-  
cated outside of a building shall be sealed and kept  
closed when not in use.

## Section 11A. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard me-  
chanical construction approved by the Board of Stand-  
ards and Appeals.

(b) Pumps shall be installed in duplicate where fire  
protection equipment is dependent on the use of fuel  
oil for heating or steam.

(c) Pumps located in the same room where burners  
are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above  
ground storage tanks shall be located outside embank-  
ments, walls, and at such a point that they will be ac-  
cessible at all times, even if the oil in the tank or res-  
ervoir should be on fire.

(e) Pumps may be located below the top of the oil  
storage tank or tanks where heavy oil is used having a  
viscosity of not more than eighteen (18) degrees Baume

and where the top of the tank or tanks is not more than  
ten (10) feet above the pump or pumps.

## Rule 11B. [Rule 24.] Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners  
shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in  
Rule 11A (a).

## Rule 12. Burners for [Grade A] Fuel Oil.

The burner mechanism shall be of a recognized type  
approved by the Board of Standards and Appeals. *In do-  
mestic installations the burner shall be equipped with an  
overflow attachment or an automatic control to prevent  
flooding.*

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and es-  
cape of oil shall be prohibited.

(b) Thermometers with large clear reading scales,  
placed in thermometer walls with screwed top connec-  
tions, shall be installed at convenient and prominent po-  
sitions in the oil supply pipe lines between the service  
tank and the pumps, and also between the pumps and  
the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and  
operation of the fuel oil system shall be permanently  
fixed near the apparatus and maintained in readable  
condition.

## Rule 15. Operation of Plant Other Than Domes- tic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in  
charge of a person holding a certificate of qualification  
from the Police Commissioner. A certificate of qualifi-  
cation will be required of each person who is directly in  
charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in  
the system until after a permit has been issued by the  
Fire Commissioner. Plans for each fuel oil system  
shall be submitted to the Fire Commissioner, together  
with a Certificate of the Superintendent of Buildings  
indicating that the proposed construction of the enclos-  
ure and the location of the tanks is in accordance with  
the requirements of the Building Code and these Rules.

## [Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are pro-  
hibited.]

## [GRADE B FUEL OIL.]

## [Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes  
where stored, shall be at all times contained in closed  
metal tanks.]

## [Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either  
outside of a building or below the lowest floor level.  
When located inside of a building and on the lowest  
floor level, the aggregate capacity of such storage tanks  
shall not exceed 200 gallons. Such inside storage tank  
shall be enclosed in 4 inches of terra cotta or 8 inches  
of approved masonry.

(b) Tanks shall be buried with top of tanks not less  
than 2 feet below the surface of the ground and below  
the level of any piping to which the tanks may be con-  
nected, except that, in lieu of the 2-foot earth cover,  
tanks may be buried under 12 inches of earth and a  
cover of reinforced concrete at least 6 inches in thick-  
ness extending at least one foot beyond the horizontal



# PUBLIC HEARING

outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

## 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.]

### [Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.]

### [Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.]

### Rule 17. [22.] Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

### [Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

### [Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).]

### [Rule 25. Piping for Grade B Fuel Oil.

#### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

#### Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

#### Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

#### Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

#### Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.]

### Rule 18. [26.] Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

[(b) See Rule 9 (a) for construction of valves.]

(b) [(c)] A remote or thermostatic control for shutting off the supply of oil to the burners shall be provided.

(c) [(d)] An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valve shall be set at not more than fifty (50) per cent above the maximum working pressure.

### [Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.]

### Rule 19. [28.] Pilot Light.

Automatic systems unless electrically ignited shall be designed that the flame cannot be extinguished by operation of the automatic control valve and a [A] pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

### Rule 20. [29.] Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless specially designed in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

### Rule 21. [30.] Fire Protection in Domestic Installations.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster or other approved incombustible material. Above the furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths (3/4) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

### [Rule 31. Instruction Cards.]

See Rule 14.

### [Rule 32. Installation.]

See Rule 16.



# PUBLIC HEARING

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately vented direct to the outer air.]

## Rule 22. [34.] Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner and the pressure type are prohibited. Systems, fed by

gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 23. [35.] Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### ARTICLE 1. PERMIT.

**Prohibition.** No person shall smoke, or carry a lit cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and the lessee or lessees of the building containing such factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall require, a notice of such prohibition, and the penalty for its violation.

**Application.** Application for such permit shall be made only by the owner of the building on suitable forms to be furnished by the fire commissioner.

**Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed after expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

**Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

**Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

## RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed; waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards and Appeals July 29, 1924.

**Rule 1.**—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

**Rule 2.**—Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of exit shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

**Rule 3.**—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit, one of which shall be from each story at least two means of exit, one of which shall be from every floor above or below grade shall lead to an open on an interior stairway which shall be enclosed hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when more than 8 inches above the floor level; and there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard or street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

**Rule 4.**—Enclosure of Stairways.—In two-story building where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the top of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall be required. Such enclosures shall lead directly to an opening outwardly to a street or road, or an open area, forming unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

**Rule 5.**—Storage of Combustible Material Above Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of the stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

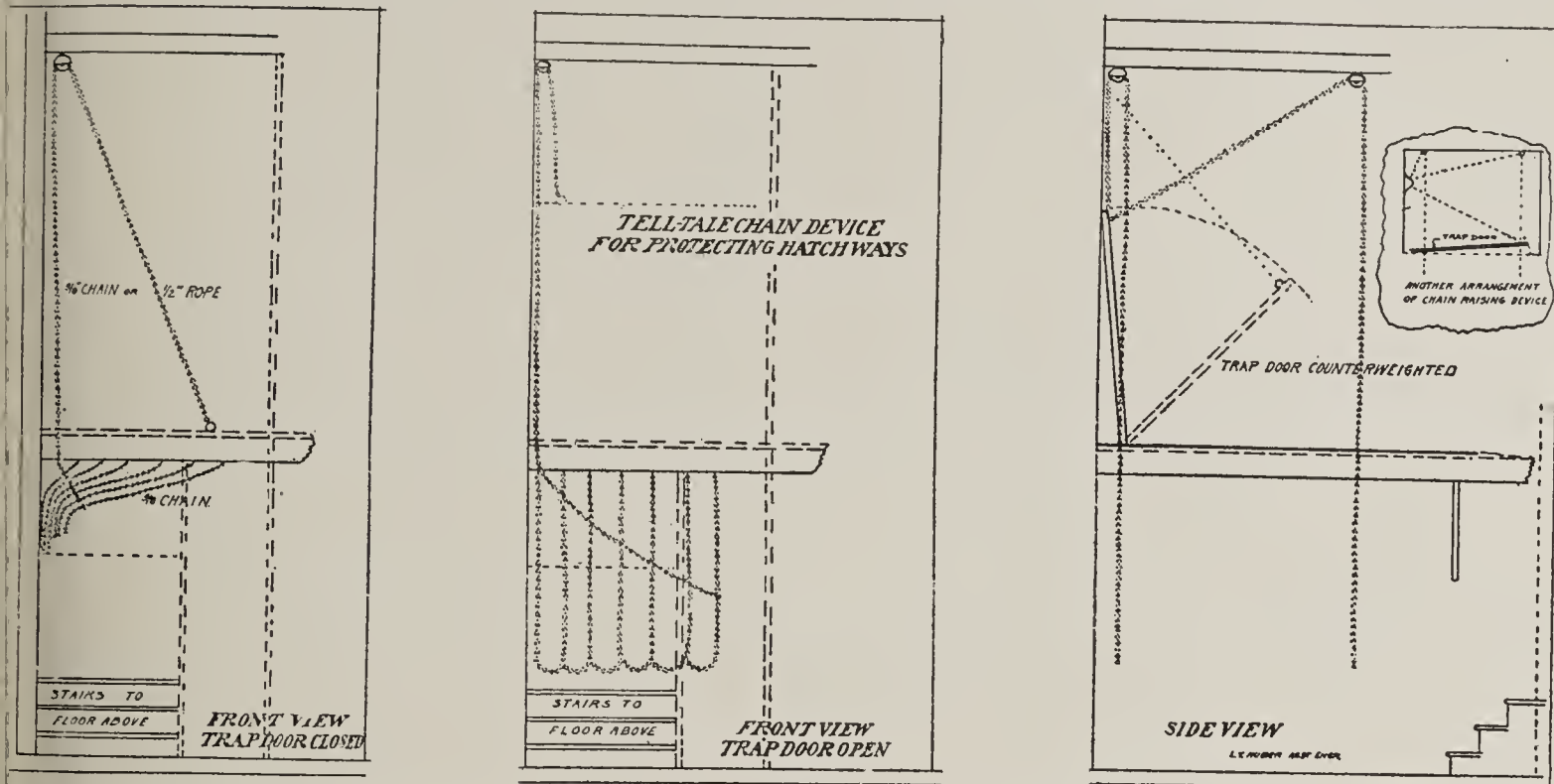


# RULES

## HATCHWAY PROTECTION.

The board of appeals, in acting on Cal. 1690-18-A, adopted resolution in relation to the protection of hoistways over entrance to stairways. This resolution permitted tell-tale chains to be provided instead of the customary bulkhead platform. The accompanying diagram shows the method of operating the tell-tale chains. These chains have links

$\frac{5}{8}$  in. in width and a bar diameter of  $\frac{1}{8}$  in. The normal position of the chains when the trap door is closed is pulled up against the ceiling and side wall. When the trap door is opened, the loop ropes sustaining the chain drop down and the chains form a curtain across the entrance doorway and across the foot of the stairs.



# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

Adopted Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.

WHEREAS, the board of appeals, at its regular meeting December 16, 1919, unanimously rescinded an opinion tentatively expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

Hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including May 12, 1926.....	411	Dismissed .....	18
Restored to calendar .....	38	Denied .....	3
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	88	Granted on condition .....	
Requests to amend .....	16	Appliances approved .....	
Requests for modification .....	10	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	4	Rules disapproved or rescinded .....	
Requests for extension of permit.....	18	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	7	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1337	Requests for modification granted .....	
Disposed of .....	701	Requests for modification denied .....	
Cases pending May 12, 1926 .....	636	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied.....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.  
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XI

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No. 21

### DIRECTORY

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Office Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 2 noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

ocket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, May 18, 1926, at 10 a. m.

Minutes of Regular Meeting, May 18, 1926, at 2 p. m.

Corrections.

Rules.

Notice of Public Hearing.

Progress Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 25, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 1, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending May 19, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected</i>
441-26-BZ.....	B.B.M.	..5060-5074 Bway., Man. N. B. 519-1925.
440-26-A.....	F.D.	....278-292 Locust ave., Bx. F-87947.
439-26-A.....	F.D.	....278-292 Locust ave., Bx. F-87948.
438-26-S.....	B.B.M.	..215 W. 29th st., Man. Decision of supt. of bldgs.
437-26-BZ.....	B.B.M.	..250-252 W. 25th st., Man. N. B. 188-1926.
436-26-A.....	F.D.	....420-444 W. 110th st., Man. F-86238.
435-26-S.....	F.D.	....12 E. 32nd st., Man. L. D. 93125.
434-26-S.....	F.D.	....1013 E. Tremont ave., Bx. L. D. 86117.
433-26-A.....	F.D.	....S. E. cor. Gosman st. & Anable ave., L. I. City, Q. F-91735.
432-26-A.....	F.D.	....176-178 Hope st., Bklyn. F-83654.
431-26-A.....	F.D.	....1423-1435 Atlantic ave., Bklyn. F-83124.
430-26-S.....	B.B.M.	..203 W. 38th st., Man. N. B. 249-1926.
429-26-A.....	F.D.	....306-310 W. 52nd st., Man. Order No. 295-1926.
428-26-A.....	F.D.	....1887 Bathgate ave., Bx. F-88456.
427-26-S.....	F.D.	....18 Greene st., Man. L. D. 93357.
426-26-S.....	F.D.	....81-83 Boerum st., Bklyn. L. D. 95096-95099
425-26-S.....	B.B.M.	..58-64 W. 40th st., Man. Viol. 971-1926 (15th & 16th Floors).
424-26-S.....	B.B.M.	..58-64 W. 40th st., Man. Viol. 971-1926 (12th Floor A).
423-26-S.....	B.B.M.	..58-64 W. 40th st., Man. Viol. 971-1926 (7th Floor).
422-26-S.....	B.B.M.	..58-64 W. 40th st., Man. Viol. 971-1926 (6th Floor).
421-26-BZ.....	B.B.M.	..181 Delancey st., Man. N. B. 232-1926.
420-26-S.....	F.D.	....538 E. 178th st., Bx. C-33742.
419-26-A.....	F.D.	....130-134 W. 17th st., Man. F-86016.
418-26-SA.....	F.D.	....Film Inspection Machine—Ap- proved Type. Appliance.
417-26-S.....	F.D.	....500-504 7th ave., Man. L. D. 64743.
416-26-BZ.....	H.D.	....206-8 E. 29th st., Man. Decision.
415-26-BZ.....	B.B.B.	..963 Putnam ave., Bklyn. Viol. 1255-1926.

414-26-BZ.....	B.B.Q.	...S. W. cor. 87th st. & Jam ave., Q. N. B. 6663-1926
413-26-S.....	F.D.	....113 E. 30th st., Man. L. D. 90738
412-26-S.....	F.D.	....39 Debevoise st., Bklyn. L. D. 86193

## Restored to Calendar.

595-25-BZ.....	B.B.Bx.	..W. S. 3rd ave., 80.74 ft. S. o E. 182nd st., Bx. N. B. 1134-1926
275-25-BZ.....	B.B.B.	..88-110 Crown st., Bklyn. App. 3327-1926
263-25-BZ.....	B.B.M.	..131 W. 52nd st., Man. Viol. 3916-1926

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brookl
B.B.M.	.....Bureau of Buildings, Manhatt
B.B.Q.	.....Bureau of Buildings, Quee
B.B.R.	.....Bureau of Buildings, Richmo
B.B.Bx.	.....Bureau of Buildings, Bro
T.H.D.	.....Tenement House Departme

## CALL OF CLERK'S CALENDAR.

**TUESDAY, MAY 25, 1926, AT 2 P. M.**

*Building Zone Cases.*

1135-25-BZ.	APPLICANT—William H. Kehoe, for Louis Edelsto owner. PREMISES—541 Snediker avenue, Brooklyn. APPLICATION, under section 21 of the building z resolution, TO PERMIT in a residence district the maintenance o milk depot and also a garage for the storage one (1) commercial motor vehicle.
1335-25-BZ.	APPLICANT—Victor Mayper, for 915 Westchester A Realty Corp., owner. PREMISES—915 Westchester avenue, The Bronx. APPLICATION, under section 21 of the building z resolution, TO PERMIT in a residence district the erection maintenance of a garage for the storage of n than five (5) motor vehicles.
17-26-BZ.	APPLICANT—William F. Doyle, for John Welz, ow PREMISES—168-190 East 98th street, Brooklyn. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the erection and m tenance of a garage for the storage of more five (5) motor vehicles.
200-26-BZ.	APPLICANT—Edward P. Doyle, for W. & L. Garage Co., Inc., owner. PREMISES—298-306 Lexington avenue, Brooklyn. APPLICATION, under section 7e of the building resolution,



# CALENDAR

PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

PREMISES—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

4-24-BZ.

APPLICANT—John J. Dunnigan, for Thomas Keenan, owner.

PREMISES—560-562 Eleventh street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

26-BZ.

APPLICANT—John J. Dunnigan, for Albert J. Schwarzler, owner.

PREMISES—Southwest corner of Cromwell avenue and West 169th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.

APPLICANT—John J. Dunnigan, for Tremont Monterey Corporation, owner.

PREMISES—202-206 East Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the alteration and conversion of use of dwellings to business purposes on the first story.

26-BZ.

APPLICANT—John J. Dunnigan, for Walter S. Thomson, owner.

PREMISES—Southeast corner of Jerome avenue and East 169th street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

PERMIT in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles.

23-BZ.

APPLICANT—Leslie & Martin, for Jamaica Water Supply Co., owner.

PREMISES—118-50 128th street, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the erection and maintenance of a water pumping station (previously granted by the board).

24-BZ.

APPLICANT—William F. Doyle, for Charles Milgrim, lessee.

PREMISES—231 West 74th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a factory use of an existing building (previously denied by the board).

MAY 25, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1046-25-A—Northwest corner of Decatur street and Irving avenue, Brooklyn.

8-26-A—24-26 East 13th street, Manhattan.

133-26-A—25-27 Bergen street, Brooklyn.

143-26-A—50-54 Greenpoint avenue and 47-55 Milton street, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

176-26-A—119-125 West 25th street, Manhattan.

179-26-A—Northeast corner of Grand and Rust streets (High street), Maspeth, Borough of Queens.

183-26-A—1986-1992 Broadway, Brooklyn.

184-26-A—265 Lexington avenue, Manhattan.

188-26-A—211-249 Lombardy street, Brooklyn.

100-26-A—161 West 34th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 25, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 84-26-BZ—Application, January 28, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Manzi, owner, to permit in a residence district the maintenance of a bakery; premises 747 East 215th street, The Bronx.

CAL. NO. 95-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the extension and enlargement of an existing gasoline service station; premises southeast corner of East 168th street and Jerome avenue, The Bronx.

CAL. NO. 621-25-BZ—Application, June 16, 1925, under sections 7a, b and c of the building zone resolution, of C. Alfred Foster, applicant, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district, of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles; premises 63-67 New York avenue, Brooklyn.

CAL. NO. 145-26-BZ—Application, February 19, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Garden Investing Co., Inc., owner, to permit in a residence district the maintenance of a garage for the storage of more than five (5) motor vehicles; premises 52-54 West 67th street, Manhattan.



# CALENDAR

CAL. NO. 146-26-BZ—Application, February 23, 1926, under section 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Lever & Sidway, Inc., owner, to permit in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicles; premises 253-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan.

CAL. NO. 232-26-BZ—Application, March 19, 1926, under section 21 of the building zone resolution, of Hiram Feldman, applicant, on behalf of Feldshill Construction Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises northwest corner of Webster avenue and Ford street, The Bronx.

CAL. NO. 358-26-BZ—Application, April 23, 1926, under sections 7c, 7d and 21 of the building zone resolution, of New York Telephone Company, for Albert J. Schwarzler, owner, to permit the extension from a business district into a residence district of a proposed telephone exchange building; premises south side of East 175th street, between Grand Concourse and Walton avenue, The Bronx.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 729-23-BZ—Application, April 20, 1926, under section 7g of the building zone resolution, of Joseph J. Dalmases, applicant, on behalf of Conrad DiChristina, owner, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted by the board for a temporary period); premises 733-735 East 235th street, The Bronx.

CAL. NO. 275-25-BZ—Application, March 11, 1925, under sections 7 (e) and 21 of the building zone resolution, of John J. Beatty, applicant, on behalf of Leo S. Sheridan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (for reconsideration and modification of structural requirements of resolution originally adopted).

WILLIAM E. WALSH, *Chairman.*

MAY 25, 1926, 2 P. M.

## Rules.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## Petitions for Variations.

- 1191-25-S—299 Wallabout street, Brooklyn.
- 1237-25-S—153-159 West 27th street, Manhattan.
- 45-26-S—618-620 Fifth avenue and 2 West 50th street, Manhattan.
- 67-26-S—127-133 West 26th street, Manhattan.
- 1306-25-S—108 Grand street, Manhattan.
- 50-26-S—9 East 47th street, Manhattan.
- 58-26-S—6-8 West 22nd street, Manhattan.
- 74-26-S—35-37 West 3rd street, Manhattan.
- 87-26-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.
- 90-26-S—345-351 West 35th street, Manhattan.
- 106-26-S—29 Mangin street, Manhattan.
- 114-26-S—63-67 Prince street, Manhattan.
- 126-26-S—352 Seventh avenue, Manhattan.
- 132-26-S—76-86 Ninth street, Brooklyn.
- 78-26-S—24 Union square east, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.
- 14-26-S—23 West 32nd street, Manhattan.
- 1230-25-S—424 Broome street, Manhattan.
- 70-18-S—535 West Broadway, Manhattan.
- 1269-25-S—594-598 Eighth avenue and 272 West 39th street, Manhattan.

## Appliances Submitted for Approval.

- 815-25-SA—New Way Hydrogen Gas Generator Burner, approval of.
- 1151-25-SA—Florence Garage Heater, approval of.
- 111-26-SA—Gem Fuel Oil Burner, approval of.
- 113-26-SA—Orr Fuel Oil Burner, approval of.
- 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisor Alarm Panel, approval of.
- 91-26-SA—Signal Standpipe Alarm Panel, approval of.

## CALL OF CLERK'S CALENDAR.

TUESDAY, JUNE 1, 1926, AT 2 P. M.

## Building Zone Cases.

13-26-BZ.  
APPLICANT—Henry J. Nurick, for Harry Gare, owner.  
PREMISES—316-320 Saratoga avenue, Brooklyn.  
APPLICATION, under sections 7a, 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the extension of garage for the storage of more than five (5) motor vehicles.

101-26-BZ.  
APPLICANT—Joseph W. Roth, owner.  
PREMISES—1575-1583 60th street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the change of occupancy of a building from a conforming use as an automobile repair shop and also a poultry slaughter house.

203-26-BZ.  
APPLICANT—Joseph Popkin, for Benny Popkin, owner.  
PREMISES—402 Osborn street, Brooklyn.



# CALENDAR

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and use of a building as a poultry slaughter house.

30-26-BZ.

APPLICANT—Frederick J. Flynn, for Metropolitan Realty, Inc., owner.

REMISES—24-26 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building for business occupancy.

33-26-BZ.

APPLICANT—John DeHart, for Morris Katz, owner.

REMISES—3361-3371 Westchester avenue, The Bronx.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT the extension from a business district into a residence district of a proposed business building (stores).

36-26-BZ.

APPLICANT—Jacob Lubroth, Inc., for Beardsley Realty Corp., owner.

REMISES—6306-6312 Bay parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

37-26-BZ.

APPLICANT—Arnold Lichtig, for Mosholu Building Corp., owner.

REMISES—188-196 Audubon avenue and 550 West 175th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

38-25-BZ.

APPLICANT—Harry Schwartz and William Lipitz, for Isotta Motors, Inc.

REMISES—131 West 52nd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop (previously dismissed).

39-25-BZ.

APPLICANT—John J. Dunnigan, for Marie Carberry, owner.

REMISES—West side Third avenue, 80.74 ft. south of East 182nd street, Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board).

40-26-BZ.

APPLICANT—S. Stanwood Menken, for 110 West 42nd Street Corporation, owner.

REMISES—664 Fifth avenue, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for business purposes.

JUNE 1, 1926, 10 A. M.

## Appeals from Administrative Orders.

1054-25-A—40-42 Elizabeth street, Manhattan.

1175-25-A—622-640 West 57th street, Manhattan.

1273-25-A—83-87 Broome street, Manhattan.

1277-25-A—21-23 Columbia street, Manhattan.

141-26-A—370 Ninth avenue, Manhattan.

142-26-A—156 West 44th street, Manhattan.

172-26-A—31-57 43rd street, Brooklyn.

204-26-A—22 Park place, Manhattan.

212-26-A—104-118 Raymond street, Brooklyn.

223-26-A—3902-3912 14th avenue, Brooklyn.

228-26-A—90 Ridge street, Long Island City, Borough of Queens.

69-26-A—35-17 91st street, Jackson Heights, Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 1, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1344-25-BZ—Application, December 28, 1925, under sections 7c, 7f and 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Bay Lumber Company, owner, to permit in a residence district extending from a business district the extension and enlargement of a lumber yard occupancy; premises west side of East 12th street, 100 ft. south of Avenue W, Brooklyn.

CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

CAL. NO. 199-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hymar Greenberg, owner, to permit in an "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district; premises southwest corner of Forest parkway and Ruth place, Borough of Queens.

CAL. NO. 222-26-BZ—Application, March 15, 1926, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of Corporation of Trinity Church, owner, to permit in a residence district extending from an unrestricted district the erection and maintenance of a factory building; premises 2-8 Clarkson street, 207-225 Varick street and 244-248 West Houston street, Manhattan.

CAL. NO. 135-26-BZ—Application, February 16, 1926, under sections 7e and 21 of the building zone resolution, of Livingston & Livingston, applicants, on behalf of Isaac Mintzer, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a



# CALENDAR

garage for the storage of more than five (5) motor vehicles; premises 528-544 Lefferts avenue, Brooklyn.

CAL. NO. 151-26-BZ—Application, February 23, 1926, under sections 7a and 21 of the building zone resolution, of Tengis Realty Co., Inc., applicant and owner, to permit in a residence district the change of occupancy of the basement and first story from residence use to a business use; premises 81 West 118th street, Manhattan.

CAL. NO. 246-25-BZ—Application, March 3, 1925, under sections 7c and 21 of the building zone resolution, of Auguste W. Gahrman, applicant and owner, Benj. F. Baumiller, lessee, to permit partly in a business district and partly in a residence district the maintenance of a gasoline service station; premises east side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.

CAL. NO. 152-26-BZ—Application, February 23, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Adolf Lang, owner, to permit in a business district the change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1791 Boston road, The Bronx.

CAL. NO. 195-26-BZ—Application, March 8, 1926, under section 21 of the building zone resolution, of George Kindermann, applicant, on behalf of Manderkin Building Co., owner, to permit in a business district and also in a "B" area district the erection and maintenance of a building provided with a yard smaller than that required by the zone resolution; premises 1362-1366 Webster avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## JUNE 1, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

96-26-A—109-111 Montgomery street, Brooklyn.

1320-25-A—South side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens.

224-26-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, June 1, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 242-26-BZ—Application, March 22, 1926, under sections 7a and 21 of the building zone resolution, of Magnuson and Kleinert and Harrison G. Wiseman, architects, on behalf of 15th Street Amusement Company, owner, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes; premises 187-8-9 Prospect Park, West, Brooklyn.

CAL. NO. 25-26-BZ—Application, January 9, 1926, under section 7e of the building zone resolution, of Magnuson and Kleinert, archi-

tects and engineers, on behalf of Squilacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## JUNE 8, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

1254-25-A—Certificate of approval for combustible mixture (Flit).

139-26-A—348 Fulton street, Brooklyn.

144-26-A—1-5 Franklin avenue, Brooklyn.

149-26-A—1381-97 Sedgwick avenue, Bronx.

215-26-A—150 William street, Manhattan.

1141-25-A—217-223 East 43rd street and 218-226 East 44th street, Manhattan.

1073-25-A—11-13 Emerson place, Brooklyn.

1114-25-A—396-400 South 2nd street, Brooklyn.

1118-25-A—56 Myrtle avenue, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, June 8, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1304-25-BZ—Application, December 16, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Samuel Berman, owner, to permit the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 2447-2449 Cone Island avenue, Brooklyn.

CAL. NO. 120-26-BZ—Application, February 11, 1926, under section 21 of the building zone resolution, of Israel Spielberg, applicant, on behalf of May Firetag, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 109-25 Farmers avenue, Hollis, Borough of Queens.

CAL. NO. 134-26-BZ—Application, February 16, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Rachael Kantrowitz and Lou Kantrowitz, owners, to permit in a residence district the conversion of occupancy of first floor from residence to business use; premises 871 East 175 street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## JUNE 8, 1926, 2 P. M.

### *Petitions for Variations.*

880-25-S—254-258 35th street, Manhattan.

739-25-S—319-321 East 53rd street, Manhattan.

1214-25-S—228-238 East 44th street, Manhattan.

1234-25-S—2082 Third avenue, Manhattan.

1190-25-S—449 Union street, Brooklyn.

1314-25-S—Northwest corner of Sunswick street and Peter avenue, Long Island City, Borough of Queens.



# CALENDAR

07-25-S—222-224 West 37th street, Manhattan.  
 36-26-S—47 East Houston street, Manhattan.  
 18-25-S—30-32 East 21st street, Manhattan.  
 37-25-S—74 St. Edwards street, Brooklyn.  
 2-21-S—80 West Houston street, Manhattan.  
 1-17-S—113-121 Prince street, Manhattan.  
 9-25-S—121-123 Greene street, Manhattan.  
 2-25-S—117-119 West 26th street, Manhattan.  
 10-25-S—217-223 East 43rd street and 218-226 East 44th street, Manhattan.  
 4-25-S—2-8 West 141st street, Manhattan.  
 7-26-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 2-26-S—199-201 Greene street, Manhattan.  
 8-26-S—348 Fulton street, Brooklyn.  
 3-25-S—199-209 Steuben street, Brooklyn.  
 7-26-S—24-26 East 13th street, Manhattan.  
 9-26-S—234-240 West 39th street, Manhattan.  
 2-26-S—550 Broadway, Manhattan.  
 8-26-S—20-22 East 57th street, Manhattan.  
 9-26-S—315 Seventh avenue, Manhattan.  
 4-26-S—100 Review avenue, Long Island City, Borough of Queens.

## *Appliances Submitted for Approval.*

1-26-SA—Petrol Domestic Burner, approval of.  
 3-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 0-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.  
 3-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.

FRIDAY, JUNE 11, 1926, 10 A. M.  
 SPECIAL MEETING.

## *Rules.*

8-19-SR—Fuel Oil Rules.  
 7-21-SR—Fuel Oil Rules.

JUNE 15, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

0-25-A—537-541 East 15th street, Manhattan.  
 5-26-A—328-340 Teneyck street, Brooklyn.  
 1-26-A—413 East 31st street, Manhattan.  
 7-26-A—2290 Bedford avenue, 40 Snyder avenue and 2219 Albemarle road, Brooklyn.

JUNE 15, 1926, 2 P. M.

## *Appeals from Administrative Orders.*

1-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.  
 8-25-A—Northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens.

JUNE 22, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

13-26-A—82-96 White street, Brooklyn.  
 17-26-A—283 Rider avenue, The Bronx.

## *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 22, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 22, 1926, 2 P. M.

## *Petitions for Variations.*

196-26-S—300 ft. east of Bethel avenue and 500 ft. north of S. I. R. R., Tottenville, Borough of Richmond.  
 192-26-S—131 West 24th street, Manhattan.  
 993-25-S—408-410 Broadway, Manhattan.  
 28-25-S—17 East 54th street, Manhattan.  
 964-25-S—1364-1370 Broadway, Manhattan.  
 1131-25-S—135-137 East 12th street, Manhattan.  
 39-26-S—74 Foster avenue, Long Island City, Borough of Queens.  
 93-26-S—1600 Broadway, Manhattan.  
 118-26-S—321-335 Sixth avenue, Manhattan.  
 156-26-S—142 West 32nd street, Manhattan.  
 162-26-S—560-564 DeKalb avenue, Brooklyn.  
 213-26-S—753-755 Lexington avenue, Brooklyn.  
 997-25-S—252-258 West 37th street, Manhattan.  
 1006-25-S—252-258 West 37th street, Manhattan.  
 998-25-S—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.  
 999-25-S—501 Seventh avenue, Manhattan.  
 1000-25-S—501 Seventh avenue, Manhattan.  
 1005-25-S—501 Seventh avenue, Manhattan.

## *Appliance Submitted for Approval.*

187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.

JULY 6, 1926, 2 P. M.

## *Petitions for Variations.*

1074-25-S—11-13 Emerson place, Brooklyn.  
 1115-25-S—396-400 South 2nd street, Brooklyn.  
 1119-25-S—56 Myrtle avenue, Brooklyn.  
 1152-25-S—5 Great Jones street, Manhattan.  
 97-26-S—11-13 Thatford avenue, Brooklyn.  
 105-26-S—437 Metropolitan avenue, Brooklyn.  
 193-26-S—915-919 Broadway, Manhattan.  
 220-26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.  
 229-26-S—36 West 26th street, Manhattan.  
 237-26-S—209 Pearl street, Manhattan.  
 251-26-S—167 West 29th street, Manhattan.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, MAY 18, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, May 11, 1926, and the minutes of the regular meeting of the board, held Tuesday afternoon, May 11, 1926, were approved as printed in the Bulletin, No. 20, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

96-26-A.

APPELLANT—Samuel Rosenblum, for Lind Lef Realty Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—109-111 Montgomery street, Brooklyn.

#### APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to June 1, 1926, at 2 p. m., to produce authorization from building department.

1320-25-A.

APPELLANT—Vulcan Rail & Construction Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

#### APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 1, 1926, at 2 p. m., pending inspection by fire department.

224-26-A.

APPELLANT—Warren & Wetmore, for Gould Realty Co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—689-691 Fifth avenue and 1 East 54th street, Manhattan.

#### APPEARANCES—

For Appellant: Julian Holland.

ACTION OF BOARD—Laid over to June 1, 1926, at 2 p. m., for amendment.

100-26-A.

APPELLANT—Erna Stein, lessee.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—161 West 34th street, Manhattan.

#### APPEARANCES—

For Appellant: Stewart Brown.

For Opposition: W. B. Gibb.

ACTION OF BOARD—Laid over to May 25, 1926, at 10 a. m., on request.

115-23-A.

APPELLANT—George M. Curtis, Jr., for B. & M. Realty Co., owners.

SUBJECT—Application for reopening—modification of resolution—appeal from orders of fire commissioner.

PREMISES AFFECTED—103-111 Humboldt street, Brooklyn.

#### APPEARANCES—

For Appellant: William Blumberg.

ACTION OF BOARD—Laid over to June 1, 1926, at 2 p. m., on request of appellant's representative.

1450-21-A.

APPELLANT—Preferred Utilities Company, for Utility Oil Corporation, owner.

SUBJECT—Application for reopening—amendment appeal from decision of fire commissioner.

PREMISES AFFECTED—Southeast corner of Third and Creek streets, Long Island City, Borough of Queens.

#### APPEARANCES—None.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO DENY REQUEST TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

124-26-A.

APPELLANT—Samuel Rosenblum, for Julius Sachs, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—116 Central Park South, Manhattan.

#### APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

186-26-A.

APPELLANT—Stoddard & Mark, for Society for Propagation of the Faith, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—109 East 38th street, Manhattan.

#### APPEARANCES—

For Appellant: William D. Tucker, John Fox and Monsignor Quinn.

For Opposition: Arthur Knox and others.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

75-26-A.

APPELLANT—Frank S. Parker, for Hygrade Rugged Paper Products Co., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—30-02 to 30-20 48th avenue and 48-02 to 48-26 30th place, Long Island City, Borough of Queens.

#### APPEARANCES—

For Appellant: Frank S. Parker.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over for full vote of board and appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland .....

Negative: Commissioner Guilfoyle .....

Absent: Chief Kenlon .....

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(75-26A)

WHEREAS, Frank S. Parker, for Hygrade Corrugated Products Co., Inc., owner, filed, January 27, 1926, appeal from a decision of the fire commissioner, affecting premises 30-02 to 30-20 48th avenue, 48-02 to 48-26 place, Long Island City, Borough of Queens; and WHEREAS, the decision of the fire commissioner (Applic. 1925), dated December 8, 1925, reads:

"1. A storage garage may not be permitted in the same building where corrugated paper products are manufactured. See Section 151, Chapter 10, Code of Ordinances."

WHEREAS, the building, facing on four streets, is fireproof, three stories in height, 239 ft. 6 in. by 200 ft. in area; OCCUPIED for the manufacture of corrugated paper products; 280 persons above the 1st story; a section of the building (about 36 ft. in area) of the southeasterly part of the building occupied as a garage for five motor trucks; and

WHEREAS, appellant contends that the garage is separated from the rest of the premises by 8 in. brick walls with two openings therein protected by self-closing fire doors, and contends further, that the motor trucks are the property of the appellant of the premises.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the garage use shall be located at the southeasterly corner of building, not exceeding a floor area of 36 ft. by 79 ft., the use of same to be restricted to storage of the automobiles used in conjunction with the operation of the business on the premises, and shall not exceed more than five (5) cars; that the garage area shall be separated from the remainder of the structure by 8 in. of approved masonry, with not more than two openings in the westerly wall thereof, the openings to be protected on both sides with automatic fire doors; that the garage area shall be sprinklered and the entire premises to be protected with a two-source sprinkler system and standpipe; that the gasoline storage installed shall be limited to a single tank of 550 gallon capacity, to be located at the extreme southeasterly corner of garage at the street front of the entire street front of garage portion to be protected with approved fireproof sliding doors, maintained during working hours; that the garage area shall not exceed more than one vertical opening, protected with automatic fireproof trap door. All permits required to be obtained within six months and work completed within one

A.  
APPELLANT—A. Dworzak, for Charlota M. Dressler, owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—450 West 22nd street, Manhattan.

## APPEARANCES—

For Appellant: A. Dworzak.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(88-26-A)

WHEREAS, A. Dworzak, for Charlota M. Dressler, owner, January 29, 1926, an appeal from an order of the fire commissioner, affecting premises No. 450 West 22nd street, City of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 10, 1925, reads (Order No. 31940-LC):

"Item No. 2. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 30 pounds per square inch, for all welded tanks, as per Rule 7, Section 1-b of the Fuel Oil Rules.

"Item No. 3. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B Fuel Oil carrying piping, as per Rule 25, Section 2 of the Fuel Oil Rules.

"Item No. 9. Discontinue the use of the Williams Oil-o-matic Burner and pump as separate units.";

and

WHEREAS, the building is non-fireproof, two stories in height, 20 ft. by 40 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, there has been installed an oil burning installation consisting of a 550 gallon storage tank, an approved Viking Oil Pump, a Williams Oil-o-matic Burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant contends that the tanks and piping were carefully tested by reputable manufacturers, for which certificates were issued, and appellant contends, further, having personally made other similar tests.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 2 (welded tanks), *on condition* that certificate of factory test shall be filed with the fire commissioner; as to Item 3 (piping), *on condition* that standard wrought iron piping shall be used throughout fuel oil burning equipment; as to Item 9 (burner and pump), *on condition* that the fuel oil installation shall be equipped and operated with an approved burner and an approved pump; and *granted further on condition* that the entire installation otherwise shall comply with the fuel oil rules of the board of standards and appeals.

102-26-A.

APPELLANT—M. Shapiro & Son, for 292 Flatbush Avenue Corp., lessee.

SUBJECT—Appeal from decision of fire commissioner. PREMISES AFFECTED—288-292 Flatbush avenue, Brooklyn.

## APPEARANCES—

For Appellant: Jacob Shapiro.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(102-26-A)

WHEREAS, M. Shapiro & Sons by Jacob Shapiro, for 292 Flatbush Avenue Corporation, lessee, filed, February 3, 1926, an appeal from a decision of the fire commissioner, affecting premises 288-292 Flatbush avenue, Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered January 21, 1926, N. B. Application No. 1462-1925, reads:

"13. Provide an approved electric fire pump having a capacity of at least 250 gallon per minute, etc., supplied by 25 H. P. electric motor, etc., suctioning from a 5,000 gallon gravity tank, etc., all according to Rule No. 38.";

and

WHEREAS, the building is fireproof, one story in height, 125 ft. by 100 ft. (irregular) in area; OCCUPIED as stores and also as a motion picture theatre, having an auditorium seating 1,446 persons and a roof garden seating 1,100 persons; both in operation at one time; and



# MINUTES

WHEREAS, appellant contends that the building is equipped with a 4 in. standpipe system fed from a 3,500 gallon gravity tank (so elevated that the bottom thereof is 20 ft. above the roof) and also a street main connection; and contends, further, that the city main has a hydrostatic pressure of 45 pounds per square inch and is fed two ways.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the installation of the suction tank and a fire pump, *on condition* that the standpipe equipment shall be installed in accordance with the rules of the board of standards and appeals in all other respects; and that the use and occupancy of the premises shall be restricted to the conduct of moving picture display only.

117-26-A.

APPELLANT—Russell Grant Howe, for Ruth Leslie Howe, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—9523 Shore road, Brooklyn.

APPEARANCES—

For Appellant: Russell Grant Howe.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	0
Absent	0

THE RESOLUTION:

(117-26-A)

WHEREAS, Russell Grant Howe, for Mrs. Ruth Leslie Howe, owner, filed, February 11, 1926, an appeal from an order of the fire commissioner, affecting premises 9523 Shore road, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 12, 1925, Order No. 99215-LC, reads:

"1. Remove the auxiliary supply tanks or storage tank that is located within ten feet of any fire or flame, as per Rule 22-B of the Fuel Oil Rules.

"2. Properly support auxiliary tank on metal frame or cradle and secure tank by two inches by one and one-eighth inches metal straps, riveted or bolted to frame and securely fastened to the wall of the building by metal braces, as per Rule 22-C of the Fuel Oil Rules.

"3. Remove receiver terminal of fill pipe to fuel oil storage tank as remote as practicable from building openings, as per Rule 8, Section 5-A of the Fuel Oil Rules.

"4. Provide a tight metal box with means for locking at delivery terminal of fuel oil fill pipe, as per Rule 8, Section 5-B of the Fuel Oil Rules.

"5. Provide a hydrostatic test of not less than one pound per square inch for all Grade B fuel oil carrying piping, as per Rule 25, Section 2 of the Fuel Oil Rules.

"10. Make door on boiler self-closing, as per resolution of the Board of Standards and Appeals (Cal. 161-25-A).

"11. Disconnect overflow pipe from auxiliary tank vent pipe and provide a separate vent for auxiliary tank as per approved plan 1000-21.

"12. Provide a factory test of oil storage tank. Report of factory test must state that hydrostatic test as per requirements of Rule 21 of the Board of Standards and Appeals has been made."

and

WHEREAS, the building is of frame construction, 2½ stories in height, 23 ft. by 40 ft. in area; OCCUPIED as a private residence, the owner having installed a fuel oil burning

system, known as the Nokol system, prior to 1922, Grade "B" oil; and

WHEREAS, the appellant contends, with regard to Items 5, 11 and 12, that, at the time of installation, these conditions were in accordance with the rules in force; re: Item 1, this is not a boiler but a hot water heater; re: Item 4, that the filling pipe is for temporary use until the walk is permanently established; re: Item 2, this was complied with.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 1, *on condition* that the ceiling boiler shall be fire retarded in accordance with the oil rules now in force; as to Item 2, *on condition* that the auxiliary tank shall be supported on a metal frame, secured to the floor; as to Item 3, *on condition* that the fill pipe shall be permanently fixed when the public grade and pavement is permanently established; as to Item 4, *on condition* that the metal box for locking terminal shall be installed on completion and finish of the highway; as to Item 5, *on condition* that the fuel oil installation shall be equipped throughout with standard wrought iron pipe; as to Item 10, *on condition* that the ceiling immediately above the boiler shall be fire retarded in accordance with the rules of the board of standards and appeals; as to Item 12, *on condition* that a certificate of factory test shall be filed with the fire commissioner; *denied*, Item 11; and the appeal is *further granted on condition* that the installation shall otherwise comply with the rules of the board of standards and appeals.

121-26-A.

APPELLANT—Henry A. Koelble, for 52nd Street Realty Corporation, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—322-332 West 52nd Street, Manhattan.

APPEARANCES—

For Appellant: Louis Frisse.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	0
Absent	0

THE RESOLUTION:

(121-26-A)

WHEREAS, Henry A. Koelble, for 52nd Street Realty Corporation, owner, filed, February 11, 1926, an appeal from a decision of the fire commissioner, affecting premises No. 322-332 West 52nd street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated February 6, 1926, reads (N. B. Applic. No. 215-26):

"No. 2. Provide a tank of at least 3500 gallon reserve 20 ft. above the roof, etc., all according to Rule No. 12."

and

WHEREAS, the building is fireproof, three stories in height, 133 ft. 8 in. by 100 ft. 5 in. (approximately 13,380 sq. ft.) in area; OCCUPIED as post office, 230 ft. above the 1st story; and

WHEREAS, appellant contends that the height of the building is but 7 ft. above the limiting height required for a gravity tank; that the occupancy of the premises is of a hazardous nature and proposes to supply the standpipe system by means of a 4 in. connection to the city main, contending that the city main is fed two ways and the average hydrostatic pressure in same is 37 pounds;

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the installation of



# MINUTES

, on condition that a static pressure of not less than 25  
ds shall be maintained at the outlet on top story; and  
ted so long as present occupancy and use shall remain  
anged and that the building shall be not increased in  
ht or area.

26-A.  
PELLANT—James Kearney, for Brusstar Construc-  
tion Co., owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—Northeast corner of Spof-  
ford avenue and Edgewater road, The Bronx.

APPEARANCES—

For Appellant: James Kearney.

For Administration: Inspector Carroll of fire  
department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Holland and Guilfoyle and  
Chief Kenlon .....

Negative ..... 5

Absent ..... 0

THE RESOLUTION:

(287-26-A)

WHEREAS, James Kearney, for Brusstar Const. Co., owner,  
April 5, 1926, an appeal from decision of the fire  
commissioner, affecting premises northeast corner of Spof-  
ford avenue and Edgewater road, The Bronx; and

WHEREAS, the decision of the fire commissioner, dated  
h 22, 1926, reads:

"App. 1403-1925—

"The proposed method of installing a standpipe sys-  
tem at the above premises is not in accordance with  
Rule 37 of the Standpipe Rules.";

WHEREAS, the premises consist of a large plot of ground,  
ing 451 ft. along the Bronx River bulkhead line by  
t. in depth; containing a boiler, drying and melting  
two asphalt tanks, each 60,000 gallons capacity; a fuel  
tank of 40,000 gallons capacity; OCCUPIED and used  
in connection with road construction and maintenance busi-  
ness and

WHEREAS, the appellant proposes to erect two hydrants  
t. apart on the premises, and he contends that there  
are two existing hydrants on the street; also that while  
the land is 210,000 sq. ft. in area, only 25,000 sq. ft. is used  
for other purposes, the rest is vacant and for sale.

Resolved, that the decision of the fire commissioner be  
hereby is *modified*, and the appeal be and it hereby  
is *granted* on condition that the asphalt plant shall be re-  
located to an area not exceeding 164 ft. in width and 250  
ft. in depth; and that these premises shall be equipped with  
not less than two fire hydrants, with direct 4 in. connection  
with main.

5-A.  
PELLANT—Croker National Fire Prevention Engi-  
neering Co., for Iron Clad Real Estate Cor-  
poration, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—178-180 Cook avenue and  
929-931 Flushing avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Holland and Guilfoyle and  
Chief Kenlon .....

Negative ..... 5

Absent ..... 0

## THE RESOLUTION:

(1129-25-A)

WHEREAS, Croker National Fire Prevention Engineering  
Co., for Iron Clad Real Estate Corp., owner, filed, Novem-  
ber 4, 1925, an appeal from orders of the fire commissioner,  
affecting premises No. 178-80 Cook street and 929-31 Flush-  
ing avenue, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated July  
15, 1925, read (Order No. 81388-F and Order No. 81386-  
F):

"1. Provide iron shutters at all openings in the ex-  
terior wall above 1st story which are distant in a di-  
rect line less than 30 ft. from any opening in any other  
building and not in the same plane with said openings  
and which are not more than 50 ft. above a neigh-  
boring roof at east and west sides of the building,  
\* \* \*";

and

WHEREAS, the building is non-fireproof, five stories in  
height, 216 ft. by 50 ft. (irregular) in area; OCCUPIED  
as a tenant factory, 275 persons above the 1st story; and

WHEREAS, there are 25 openings on each story above the  
1st story, in the westerly wall of the building within 30  
ft. of openings in or within 50 ft. of the roofs of neigh-  
boring buildings to the west and 11 openings on each story  
above the 1st story in the easterly wall of the building  
within 50 ft. of the roof of a neighboring building to the  
east on Flushing avenue, and also four windows on each  
story above the 1st story, within 30 ft. of openings in a four-  
story neighboring building to the east on Cook street; and

WHEREAS, appellant contends that the windows in the  
two-story building forming the exposure to the west are  
protected by metal frames and wire glass; that the win-  
dows above the roof of the one-story building to the east  
are protected with iron shutters and that all windows along  
the fire escape have fireproof windows and doors; that  
the windows in the four-story building to the east, on Cook  
street, are protected with metal frames and wire glass, and  
applicant proposes to provide iron shutters on the windows  
along the course of the elevator and stairway at the south-  
east corner of the building.

Resolved, that the orders of the fire commissioner be and  
they hereby are *modified*, and the appeal be and it hereby is  
*granted*, only so far as it affects windows not on course  
of fire escapes, stairhalls or open shafts, on condition that  
adjoining exposures as now protected shall remain sub-  
stantially unchanged; and that the present occupancy and  
use of these premises shall remain substantially unchanged.

71-26-A.

APPELLANT—Cornell Utilities Co., Inc., for Charles  
Hall, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—3 East 40th street, Man-  
hattan.

APPEARANCES—

For Appellant: William Porter.

For Administration: Inspector Carroll of fire  
department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Connell, Holland and Guilfoyle and  
Chief Kenlon .....

Negative ..... 5

Absent ..... 0

## THE RESOLUTION:

(71-26-A)

WHEREAS, William Porter, for Charles Hall, Inc., owner,  
filed, January 26, 1926, an appeal from a decision of the fire  
commissioner, affecting premises No. 3 East 40th street, Bor-  
ough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated  
January 6, 1926, reads (Alt. Applic. No. 1954-25):



# MINUTES

"5. The use of Grade B Fuel Oil is not permitted in commercial plants and residences of more than two families unless the room in which equipment is used is cut off from the rest of the building by fireproof partitions, ceilings and floors. Such rooms must also have direct entrance from street only and be adequately vented to the outer air.";

and

WHEREAS, the building is non-fireproof, five stories in height, 27.6 ft. by 90 ft. in area; OCCUPIED for the storage of glassware, 7 persons in entire building; and

WHEREAS, a fuel oil burning system has been installed, consisting of a 1,065 gallon tank for the storage of grade "B" fuel oil, a 55 gallon auxiliary tank, and approved No-Kol Automatic Burner and the necessary pipes and valves to make a complete installation; and

WHEREAS, appellant contends that the boiler room—situated at the rear of the basement—is separated from the rest of the basement by fireproof walls, having therein one opening protected by a self-closing fireproof door, and that the ceiling of the boiler room is fire retarded by  $\frac{3}{4}$  in. Portland cement plaster on metal lath; the remainder of the casement—containing the auxiliary tank, pump and piping—being unprotected; appellant contending that it would be a hardship if compelled to fireproof this portion of the premises.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the ventilation of boiler room, on condition that same shall be vented to outer air by galvanized iron duct of not less than 12 in. by 18 in. in area; and that the fuel oil equipment shall comply with the fuel oil rules in all other respects.

110-26-A.

APPELLANT—Standard Oil Company of New York, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—14-28 Tenth street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Percy J. King and Chas. E. Wissig.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(110-26-A)

WHEREAS, Standard Oil Company of New York, owner, filed, February 8, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 14-28 10th street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 7, 1926, reads (Order No. 1105-LC):

"You are hereby notified that an inspection of the above premises used for the storage of paints shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

"1. Provide an approved buried storage system for storing and handling all volatile inflammable liquids (alcohol). Sec. 10, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, three stories in height, 134 ft. 8 in. by 101 ft. in area; OCCUPIED as a paint works; 1st story, 12 persons; 2nd story, 12 persons; 3rd story, 5 persons; and

WHEREAS, at the northeast corner of the basement story there is a fireproof vault having one opening therein, pro-

tected with a metal clad sliding door, used for the storage of alcohol; and

WHEREAS, appellant contends that the alcohol—250 gallons—is stored in 14 gauge steel drums kept in the vault that only one drum is removed at one time and the entire contents used in the material manufactured; that alcohol is not used in small quantities, and contends, further, that there is less hazard in this method of handling the alcohol than by pumping it through a system of lines.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than five (5) barrels of 50 gallons capacity each shall be maintained on the premises, stored in a fireproof vault in basement, with not more than one opening thereto, protected with metal-clad, self-closing fireproof sliding door.

## BUILDING ZONE CASES.

263-25-BZ.

APPLICANT—David O. Kuh, for Harry Schwartz and William Lipitz, lessees.

SUBJECT—Application for reopening (reconsideration) (re: order of superintendent of buildings) to permit the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—131 West 52nd street, Manhattan.

APPEARANCES—

For Applicant: David O. Kuh.

For Opposition: None.

ACTION OF BOARD—Application reopened and for calendar call June 1, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

595-25-BZ.

APPLICANT—John J. Dunnigan, for Marie Carbone, owner.

SUBJECT—Application for reopening (modification) (re: decision of superintendent of buildings) to permit in a business district extending from unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Third avenue, 80.74 ft. south of East 182nd street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application reopened and for calendar call June 1, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

275-25-BZ.

APPLICANT—William H. Kehoe, for Leo S. Sidan, owner.

SUBJECT—Application for reopening—modification of resolution (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for storage of more than five motor vehicles.

PREMISES AFFECTED—88-110 Crown street, Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Opposition: None.



# MINUTES

TION OF BOARD—Application reopened for consideration and modification of the structural requirements of the resolution originally adopted. Set for hearing May 25, 1926, at 10 a. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

6-BZ.

APPLICANT—William F. Doyle, for Benj. Sobol, owner.

SUBJECT—Application (re: decision of fire commissioner), under sections 21 and 7a of the building zone resolution, to permit in a business district the extension and enlargement of an existing gasoline service station.

PREMISES AFFECTED—Southwest corner of East 149th street and Prospect Avenue, The Bronx.

## APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: Mitchell Luftman, Jerome J. Greilsheimer, Theodore Kaufer and William Dittmer.

ACTION OF BOARD—Petition granted on condition.

## CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon ..... 4  
Negative: Commissioner Connell..... 1  
Absent ..... 0

## THE RESOLUTION:

(94-26-BZ)

WHEREAS, William F. Doyle, for Benj. Sobol, owner, February 1, 1926, an application, under the building resolution, to permit in a business district the extension and enlargement of an existing gasoline service station premises southwest corner of East 149th street and Prospect Avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 149th street, Prospect Avenue and Southern boulevard are all in business districts;

WHEREAS, the decision of the fire commissioner, rendered May 27, 1926, reads:

"1. The extension of a gasoline service system beyond that previously permitted as such may not be permitted in a business district. Appeal may be taken to the Board of Appeals. \* \* \*";

WHEREAS, the premises consists of a plot of ground with a frontage of 80.44 ft. and a depth of 91 ft., upon which is proposed to install six gasoline tanks and pumps and a one-story building for a gasoline service station, located in conjunction with the existing station on the corner of Southern boulevard and East 149th street; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-a of the building zone resolution and also under section 21 on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it permits the extension on Southern boulevard, 80.44 ft. at street front and 50 ft. at the rear and a depth of 91 ft. on condition that no additional gasoline storage tanks be installed and that the premises shall be used in conjunction with the existing and abutting gasoline selling

station on the corner formed by the intersection of Southern boulevard and East 149th street; that all permits required shall be obtained within six months and any work entailed thereby shall be completed within one year from the date of this action.

1200-25-BZ.

APPLICANT—Edward P. Doyle, for Hargreen Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—588 Knickerbocker avenue, Brooklyn.

## APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: George W. Herz.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(1200-25-BZ)

WHEREAS, Edward P. Doyle, for Hargreen Realty Corporation, owner, filed, November 19, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 588 Knickerbocker avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Knickerbocker avenue is in a business district; that Palmetto street, west of Knickerbocker avenue, is in a residence district, and that Palmetto street, east of Knickerbocker avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 18, 1925, reads:

"Application denied. Gasoline Station in business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 25 ft. 1 in. on Knickerbocker avenue and a frontage of 100 ft. on Palmetto street, upon which it is proposed to erect a small one-story office and the necessary tanks and pumps for a gasoline selling station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

36-26-BZ.

APPLICANT—Apollo Building Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—809-823 Avenue Q, Brooklyn.

## APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Quinto Porcella, J. Joseph

Lilly, Sterling D. Moore and Asa Lippincott.

ACTION OF BOARD—Application denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1  
Negative: Chairman Walsh, Commissioners  
Connell and Holland ..... 3  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(36-26-BZ)

WHEREAS, Apollo Building Corp., owner, filed, January 14, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 809-823 Avenue Q, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue Q and East 9th street are both in residence, business and unrestricted districts, and that East 8th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1925, reads:

"The following objection has been filed by the examiners. Proposition contrary to the zone resolution, Art. 2, Sec. 3, erection of a public garage in a residential district.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 140 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

82-26-BZ.

APPLICANT—John J. Dunnigan, for Edmund Francis Realty Company, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 7e of the building zone resolution, to permit in a business district the erection and maintenance of a proposed extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1568 Southern boulevard, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(82-26-BZ)

WHEREAS, John J. Dunnigan, for Edmund Francis Realty Company, owner, filed, January 28, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a proposed extension to a garage for the storage of more than five motor vehicles; premises 1568 Southern boulevard, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Southern boulevard is in business district, and that Hoe avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered January 8, 1926, reads:

"1. Proposed extension of public garage in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing one-story non-fireproof garage 50 ft. by 100 ft. in area; it is proposed to erect to the north a one-story non-fireproof extension, 42.65 ft. by 100 ft. (regular) in area; to remove the north wall of the existing garage and use the entire premises as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7c and 7e of the building zone resolution, and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals do hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be restricted in height to a one-story structure above grade; that the northerly gable and rear walls shall be unpierced throughout their entire height and length; that the front elevation of the proposed extension shall be finished, as to material and design, the same as the existing abutting structure; that all permits necessary for the production of the work shall be obtained within six months and all work required thereunder completed within one year from the date of this action.

107-26-BZ.

APPLICANT—William F. Doyle, for Harry Pivnick Construction Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district the change of occupancy of a portion of a building from a conforming use to a public garage use.

PREMISES AFFECTED—1009-1015 Liberty avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(107-26-BZ)

WHEREAS, William F. Doyle, for Harry Pivnick Construction Company, owner, filed, February 6, 1926, an application, under the building zone resolution, to permit in business district the change of occupancy of a portion of a building from a conforming use to a public garage use; premises 1009-15 Liberty avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue is in a business district, and that Hill street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered June 24, 1925, reads:



# MINUTES

"You will please take notice that there exists a violation of the Building Code at the premises hereinafter described, in that

"Plans and permit as approved by this Bureau not complied with. Partition of wood studs, plaster boards and plaster both sides at northeast end of building to form storage of auto accessories and to divide building between unrestricted and business zone as shown on approved plan, has been removed and does not now exist. In violation of Art. I, Sec. 4, of the Building Code.

"You are required to replace partition as shown on original plans or show cause why application should not be made for revocation of certificate of occupancy and building vacated according to law."

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 97 ft. 1½ and a depth of 100 ft.; to be occupied as a garage for storage of more than five motor vehicles; and

WHEREAS, this application affects only a triangular gore at the rear of the structure, 25 ft. by 40 ft.; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7c of the building zone resolution, and also that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict provisions of the zoning resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district provisions of the building zone resolution, and that the decision be and it hereby is granted on condition that the side and gable walls of the portion of this property under consideration shall be unpierced throughout their entire height and that this portion shall be used, maintained and conducted in conjunction with the remainder of the structure under the permit and certificate of occupancy of which is now in force; that any permits otherwise required shall be obtained within ninety days from the date of this resolution.

25-BZ.

APPLICANT—Philip J. Sinnott, for Louis M. Block, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—458 Utica avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Michael A. Devito and Mrs. Edwin Tate.

ACTION OF BOARD—Application denied.

VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners

Connell and Holland ..... 3

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(1265-25-BZ)

WHEREAS, Philip J. Sinnott, for Louis M. Block, owner, on December 9, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 458 Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue, East New York and Earl street are all in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 5, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. I, Sec. 4 a 46.

"The erection of a gasoline station in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 30 ft. on Utica avenue and 100 ft. on Earl street, upon which it is proposed to erect a gasoline selling station consisting of three 550 gallon tanks, pumps and also a small one-story office; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

214-26-BZ.

APPLICANT—John T. Dooling, for Ralph and Max Schweibish, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a building for use and occupancy as an iron work shop.

PREMISES AFFECTED—West side of Barretto street, 100 ft. north of Oak Point avenue, The Bronx.

APPEARANCES—

For Applicant: John T. Dooling.

For Opposition: Nathan Specter, Otto West, Mrs. Mary Rubin, Max Cohen and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(214-26-BZ)

WHEREAS, John T. Dooling, for Ralph and Max Schweibish, owners, filed, March 13, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a building for use and occupancy as an iron work shop; premises west side of Barretto street, 100 ft. north of Oak Point avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Barretto street and Oak Point avenue are in business and unrestricted districts, and that Casanova street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 4, 1926, reads:

"In reference to the letter of this Bureau of Jan. 20, 1926, regarding approval of plans and applications N. B. 2671 of 1925 for the erection of an iron works on the west side of Barretto Street, 100 ft. north of Oak Point Avenue, Bronx, I would state that I have been advised by the Corporation Counsel of the City of New York \* \* \*.

"I accordingly advise you upon the facts presented to reject said plans because you are without authority to approve the same.' The plans and application, therefore, stand disapproved and you will please notify the owners not to proceed with the erection of any buildings to be used contrary to the provisions of the Building Zone Resolution in a business district upon said premises.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 50 ft.



# MINUTES

and a depth of 100 ft.; to be occupied as an iron work shop; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be restricted to a one-story structure in height above grade; that there shall be no open flames, forges or anvils used in the conduct of the business; that the walls facing on any adjoining or abutting property not in the same ownership shall be unpierced throughout their entire height and length; that all permits required shall be obtained within six months and the work completed within one year from the date of this action.

185-26-BZ.

APPLICANT—Stoddard & Mark, for Society for the Propagation of the Faith, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to business use.

PREMISES AFFECTED—109 East 38th street, Manhattan.

APPEARANCES—

For Applicant: William D. Tucker, John B. Fox and Monsignor Quinn.

For Opposition: W. H. Edwards, Arthur Knox, Joseph Beihlf, W. W. Malone and Franklin Grady.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(185-26-BZ)

WHEREAS, Stoddard and Mark, for Society for the Propagation of the Faith, owner, filed, March 4, 1926, an appli-

cation, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 109 East 38th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 38th street, East 39th street and Park avenue are all in residence districts;

WHEREAS, the decision of the superintendent of buildings rendered February 1, 1926, reads:

"Proposed use of building for business purposes in a residence district is contrary to Art. 2, Building Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, four stories and basement in height, with a frontage of 25 ft. and a depth of 95 ft.; to be occupied as offices and living quarters; and

WHEREAS, article II, section 3 of the building zone resolution, provides that a building in a residence district may be used for one or more of the uses specified therein;

WHEREAS, subdivision 1 of said section 3 provides for dwelling use in a residence district, and subdivision 5 of said section 3 provides for use of a building in a residence district for "philanthropic or eleemosynary uses or institutions, other than correctional institutions"; and

WHEREAS, this board deems that applicant is entitled to the use requested under the specific provisions of article II, section 3 of the building zone resolution, and that there is no cause for action by this board except that it is required to decide all appeals from the decisions of administrative officials, and the superintendent of buildings, having original jurisdiction in this case, has raised the question of use.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *reversed*, and that the application be and it hereby is *granted*, permitting the occupancy of entire premises, restricted to dwelling and the private office of the executive administrators of this society, the office to be confined to the basement story, on condition that no sign of any nature or description shall be displayed on the premises, other than a flat metal sign, not exceeding 6 in. by 14 in., affixed to the rail of the main entrance door.

Adjourned 3.40 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY AFTERNOON, MAY 18, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS.

68-25-A.

APPELLANT—Dictograph Products Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northeast corner Schooley Place and Beaufort street, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: E. P. Manuel.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of appellant.

1111-25-A.

APPELLANT—Industrial Automatic Sprinkler Co., Abraham & Straus, owners.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—50-58 Boerum place and 233 State street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m.

181-26-A.

APPELLANT—Thomas W. Lamb, for S. Kaplan Co., Inc., lessee.

SUBJECT—Application for reopening—reconsideration—appeal from order of fire commissioner.

PREMISES AFFECTED—64-66 Fifth avenue, Manhattan.



# MINUTES

## PEARANCES—

For Appellant: Thomas W. Lamb and Mr. Kaplan.  
ACTION OF BOARD—Application for reopening withdrawn on request of appellant.

26-A.

PELLANT—Samuel Rosenblum, for Ideal Cleaners & Dyers, Inc., lessee.  
BJECT—Appeal from order of fire commissioner.  
EMISES AFFECTED—239 Nostrand avenue, Brooklyn.

## PEARANCES—

For Appellant: Samuel Rosenblum.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

25-A.

PELLANT—Edward P. Doyle, for Court House Building Co., owner.  
BJECT—Appeal from decision of fire commissioner.  
EMISES AFFECTED—Southeast corner Ditmas avenue and Coney Island avenue, Brooklyn.

## PEARANCES—

For Appellant: Edward P. Doyle.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

25-A.

PELLANT—George B. Buck, lessee.  
BJECT—Appeal from order of fire commissioner.  
EMISES AFFECTED—25 Frankfort street, Manhattan.

## PEARANCES—

For Appellant: Howard B. Micheler.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

26-A.

PELLANT—Frank Walters, owner.  
BJECT—Appeal from order of fire commissioner.  
EMISES AFFECTED—2330 Palmctto street, Ridgewood, Borough of Queens.

## PEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

764-A.

PELLANT—Isidore Henigstein and Pearl Reis, owners.  
BJECT—Appeal from order of fire commissioner.  
EMISES AFFECTED—1512 Plimpton avenue, The Bronx.

## APPEARANCES—

For Appellant: John J. Gilmartin.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Request to withdraw denied and appeal denied.

## THE VOTE TO WITHDRAW—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE VOTE—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(3-26-A)

WHEREAS, Isidore Henigstein and Pearl Reis, owners, filed, January 2, 1926, an appeal from an order of the fire commissioner, affecting premises No. 1512 Plimpton avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 10, 1925, reads (Order No. 31945-LC):

"Referring to your application for permit to maintain a garage in the tenement house at 1512 Plimpton Avenue, Bronx, you are hereby notified that such permit cannot be granted for the reason that Section 154, Chapter 10, Code of Ordinances, forbids the maintenance of a garage in a tenement house.

"You are therefore hereby ordered to:

"1. Remove from the tenement house all motor vehicles, the fuel tanks of which are not empty.";

and

WHEREAS, the building is non-fireproof, having a frontage of 20 ft., a depth of 81 ft. 4 in. and 25 ft. wide at the rear; OCCUPIED as a dwelling for four tenants and the rear portion of the cellar as a garage for three automobiles, the property of tenants of the premises; and

WHEREAS, appellant contends that a certificate of occupancy for the above stated use was issued by the bureau of buildings; that the property was purchased with the understanding that the premises could be used in this manner, and contends further that the garage portion of the premises is separated from the rest of the building by 8 in. brick walls and a 4 in. concrete ceiling.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

764-25-A.

APPELLANT—George Keister, for Earl Carroll Realty Corp., owner.

SUBJECT—Appeal from order of superintendent of buildings and order of fire commissioner.

PREMISES AFFECTED—158-166 West 50th street and 753-759 Seventh avenue, Manhattan.

## APPEARANCES—

For Appellant: John J. Munro.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(764-25-A)

WHEREAS, Geo. Keister, for Earl Carroll Realty Corp., owner, filed appeals July 22 and July 28, 1925, with the



# MINUTES

board of appeals, from orders of the superintendent of buildings and fire commissioner, affecting premises 158-166 West 50th street and 753-9 Seventh avenue, Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated June 29, 1925, reads:

"The walls and ceiling of auditorium are covered with draperies. You are hereby ordered to remove all such draperies forthwith.";

and the order of the fire commissioner, dated July 10, 1925, reads:

"Remove portable chairs and tables and equipment from front of orchestra, as same is a violation of Certificate of Occupancy No. 4934, issued June 28th, 1922, by the Bureau of Buildings.";

and the orders of the fire commissioner, dated July 27, 1925, read:

"You are hereby ordered and required forthwith from date of the service of this order to guard and protect the occupants of the theatre during performances from fire or panic by

"1. Removing all flimsy draperies and hangings in the auditorium of the theatre.

"2. Removing tables and individual chairs from orchestra floor of auditorium.

"3. Removing and discontinuing the use of two large gates which, during each performance, are swung out in the auditorium from the stage, thereby obstructing the path of the asbestos curtain.

"4. Discontinuing the practice of obstructing the orchestra aisles by permitting chorus girls to carry therein a cord or rope arranged so as to present an endless chain of flowers.

"5. Discontinuing the distribution, during each performance, of bottles to occupants of the auditorium, as the empty bottles placed on the floor of aisles and passageways constitute obstructions.

"The existence of the conditions enumerated above render it impossible for the members of the Uniformed Force, detailed to the theatre, to properly protect the occupants against fire or panic during performances, as required by Section 8, Article 1, Chapter 3, Code of Ordinances.";

and

WHEREAS, the building is fireproof, consisting of three sections, six, two and four stories in height, 100 ft. 5 in. by 160 ft. in area. OCCUPIED in the six-story portion: 1st story, stores, Seventh avenue entrance and lobby to theatre, offices above; the two-story portion, 1st story, theatre, 656 seats; 2nd story (balcony), 378 seats; the four-story portion, stores and rooms accessory use to the theatre; and

WHEREAS, the appellant claims, in re: Order 2957-1925 of superintendent of buildings, and Item 1, Order 45-A of fire commissioner, that the draperies are fireproofed and files a letter of certification; re: Order 43-A, and Item 2 of Order 45-A of fire commissioner, appellant claims the tables and chairs are now properly secured to the floor and files a copy of letter from superintendent of buildings accepting this condition; re: Order 45-A of fire commissioner, Item 3, appellant claims that the gates can be swung clear of the path of asbestos curtain within four seconds; that, re: Item 4, the cord is light material, is not an endless chain and would not hinder exit; as to Item 5, that have complied with that part of the order; and further contends there is no jeopardy involved in the alleged violations, and requests a hearing.

Resolved, that the orders of the fire commissioner and superintendent of buildings be and they hereby are affirmed, and the appeal be and it hereby is denied.

1204-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for S. Danziger, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—87-93 Columbia street, Brooklyn.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(1204-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for S. Danziger, owner, filed, November 20, 1925, appeal from an order of the fire commissioner, affecting premises Nos. 87-93 Columbia street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 5, 1925, reads (Order No. 84064-F):

"1. Install a standpipe system with risers 4 in. diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basement cellars and roofs), placed within main stairway enclosure.

"Such standpipe shall be kept constantly filled with water by means of an approved tank or pump supply and be ready for use at all times.";

and

WHEREAS, the building is non-fireproof, one story height, having a frontage of 316 ft. on Baltic street and frontage of 100 ft. on Columbia street; OCCUPIED as a public garage, 2 persons; and

WHEREAS, appellant contends that the premises are equipped with a 2½ in. standpipe system, with five 2½ in. outlets, each equipped with 50 ft. of 2½ in. hose; that the system is directly connected by a 2½ in. pipe to the city main in Baltic street; that said city main has a 45 pounds per sq. in. hydrostatic pressure, and that it is fed two ways; and appellant proposes to add an additional 50 ft. of 2½ in. hose at each outlet.

Resolved, that the order of the fire commissioner, No. 84064-F, be and it hereby is modified, and the appeal be and it hereby is granted on condition that a standpipe system with a 4 in. connection to the city main, shall be installed and that the outlets shall be equipped with not less than 100 ft. of hose; all outlets and risers to be installed as indicated on plans filed with this appeal.

841-25-A.

APPELLANT—Samuel Rosenblum, for Frederick Hussey Realty Co., owner.

SUBJECT—Appeal from decision of fire commissioner. PREMISES AFFECTED—449-459 7th avenue, 163-165 West 34th street and 160-166 West 35th street, Manhattan.

## APPEARANCES—

For Appellant: Samuel Rosenblum and H. Mitler.

For Administration: Inspector Maher of department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland .....

Negative: Commissioner Guilfoyle and Chief Kenlon .....

Absent .....

## THE RESOLUTION:

(841-25-A)

WHEREAS, George and Edward Blum, for Frederick Hussey Realty Company, owner, filed, August 18, 1925,



# MINUTES

appeal from a decision of the fire commissioner, affecting premises 449-459 Seventh avenue, 163-167 West 34th street and 160-166 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered June 12, 1925, reads:

"2. A building fronting on more than one street shall have at least one riser for each street front, as per Rule No. 24, of the Rules of the Board of Standards and Appeals, adopted June 27th, 1922, amended July 20th, 1923, and Chapter 581, Article 28, Paragraph 3, of the Code of Ordinances."

WHEREAS, the building is fireproof, 16 stories in height, fronting 100 ft. 5 in. on Seventh avenue, 66 ft. on West 34th street and 72 ft. on West 35th street; about 19,279 sq. ft. in area. OCCUPIED: Offices; 25 per cent for manufacturing purposes; about 160 persons on each story;

WHEREAS, this appeal was denied by the board at its meeting December 1, 1925, and appellants, through their representative, Samuel Rosenblum, requested a reopening of the case, which request was granted by vote of the board; and

WHEREAS, it is now contended that the building is equipped with two standpipes, one in the stairway enclosure and one in the corridor near the elevators, and appellant contends that there would be hardship in making the owner move this standpipe as its present location was due to the stairs being formerly designed for this location and changed on objection by building department, and contends, further, that the area of the building is less than 20,000 sq. ft.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1569-22-A.

APPELLANT—Richard Croker, Jr., owner.

SUBJECT—Application for reopening—extension of time—appeal from order of fire commissioner. PREMISES AFFECTED—535-545 East 79th street, Manhattan.

APPEARANCES—

For Appellant: Richard Croker, Jr.

ACTION OF BOARD—Appeal reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1569-22-A)

WHEREAS, Richard Croker, Jr., owner, filed, December 2, 1922, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 535-45 East 79th street, Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances, adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

WHEREAS, the building is fireproof, eight stories (95 ft.) in height, 148 ft. by 102 ft. 2 in. in area; OCCUPIED as a tenement factory, with a total of 223 persons at present in the building, the 4th story being vacant; and

WHEREAS, appellant contends that the building is equipped with a standpipe, for which a new tank has recently been installed; that there is a fire alarm signal system and watchman service; that the building is isolated and has an ap-

proved safe occupancy of 92 persons per story, and that there has been no new fire hazard introduced into premises in the last four (4) years; and

WHEREAS, this appeal was granted by the board at its meeting March 9, 1923, and May 5, 1925, on certain conditions, and appellant requested a modification of the time limit.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, holding the order in abeyance, in so far as it relates to the 3rd floor, until December 31, 1923, and in so far as it relates to the other floors with woodworking occupancy, until December 31, 1926, on condition that the present standpipe, fire equipment, and fire alarm system with watchman patrol service, as well as the fire drill regulations, be maintained; and on further condition that the open gas jet on 3rd floor be enclosed with a metal screen not less than 5 ft. in height and 3 ft. in diameter.

339-25-A.

APPELLANT—Thomas W. White, for Sinclair Refining Company, owners.

SUBJECT—Application for reopening—modification—appeal from decision of fire commissioner.

PREMISES AFFECTED—West side of Kemble avenue, 1,352 ft. 3½ in. south of Mill Basin, Brooklyn.

APPEARANCES—

For Appellant: Thomas W. White.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Not Voting: Chief Kenlon..... 1  
Absent ..... 0

THE RESOLUTION:

(339-25-A)

WHEREAS, Joseph L. Burke, for Atlantic Gulf & Pacific Company, owner, filed, March 28, 1925, an appeal with the board of appeals from a decision of the fire commissioner, affecting premises west side of Kemble avenue, 1,352 ft. 3½ in. south of Mill Basin, Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered March 25, 1925, in acting on N. B. Application No. 527-25, reads:

"1. All tanks must be buried 2 ft. 0 in. below grade and encased in 12 in. of stone concrete."

WHEREAS, the premises consist of a plot of ground having a frontage of 200 ft. on Mill Basin, a frontage of 95 ft. on Kemble avenue and a depth of 520 ft., upon which is located the plant of the Sinclair Refining Co., consisting of three 50,000 gallon and four 25,000 gallon tanks of gasoline; one 25,000 gallon tank for heating oil, one 25,000 gallon tank for kerosene and six 15,000 gallon tanks for miscellaneous storage; the tanks are built on piles; the bottom of the tanks being located at grade; and also three 4,200 gallon gravity filling tanks, and pump and motor room and other buildings necessary for the handling of the oils; and

WHEREAS, appellant contends that it will be impossible to bury the tanks for the reason that the ground is at tidewater level and that the cost of the pumping incidental to the extensive excavation would make the project commercially prohibitive, and proposes to construct a dike, of sufficient capacity, around all storage tanks.

Cal. No. 339-25-A.

June 1st, 1925.

PREMISES: W. S. Kemble Ave., 1352 ft. 3½ in. So. of Mill Basin, Brooklyn.

REPORT OF COMMITTEE:

On June 1st, a Committee of the Board, consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Hol-



# MINUTES

land and Connell, visited the premises under appeal, from an order of the Fire Commissioner, as to the burial of the proposed oil tanks.

The property designated in the appeal, running from Kemble Avenue to Mill Basin, immediately abuts the premises of the Gulf Refining Company, which was reviewed and granted by the Board under Cal. No. 16-20-A; the entire plot is cinder filled and the grade level is approximately 4 or 5 ft. above high water; the adjoining property to the west is a ship yard, neither very extensive nor particularly active at this time; the next nearest structure is the National Lead Works plant, which is located 1300 or 1400 ft. in a northerly direction, being reinforced concrete structures.

The Committee recommends the favorable consideration of this oil storage plant *on condition* that all tanks of 50,000 gallon capacity, maintained for gasoline storage, shall be separately enclosed in reinforced concrete walls, with a reservoir of sufficient capacity to contain at least one and one-half times the contents of the tank and in no instance shall the storage of any tank or battery of tanks for the storage of gasoline exceed 50,000 gallons unless enclosed separately; that all tanks shall be separately equipped and provided with recognized liquid fire extinguishing mediums, and that each tank shall be equipped at the top with perforated metal aprons or scuppers and revolving distributing nozzle; the valve and pump house and fire extinguishing agencies to be located at the front of the property directly on the public highway and that necessary and efficient frost proof hydrants shall be connected to the City water mains, running from the string piece or bulkhead to the public highway on Kemble Avenue. A return of the proposed mechanical and structural layout shall be submitted to this board for consideration and approval in accordance with the foregoing recommendations.

(Signed) WILLIAM E. WALSH,  
JAMES P. HOLLAND,  
JOHN KENLON (not voting),  
HENRY L. CONNELL.

In my opinion this report provides all necessary safeguards.

JOHN KENLON.

and

WHEREAS, this appeal was granted by the board at its meeting June 9, 1925, on certain conditions, and under date of July 28, 1925, the board approved plans submitted in accordance with the terms of the resolution, and appellant now requests a modification of the resolution and of the plans to permit a relocation of certain buildings, and the acceptance of a liquid fire extinguishing system as proposed.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the proposed plant shall be equipped and the oil storage tanks installed in accordance with the conditions imposed in the report of the committee of inspection and in drawing of plant and specification of liquid fire extinguishing equipment submitted May 18, 1926.

512-24-A.

APPELLANT—John S. Landes, for Allwell Development Co., Inc., owner.

SUBJECT—Application for reopening—modification—appeal from decision of superintendent of buildings.

PREMISES AFFECTED—525-551 Surf avenue, Brooklyn.

APPEARANCES—

For Appellant: John S. Landes.

ACTION OF BOARD—Appeal reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(512-24-A)

WHEREAS, Joseph J. Reiher, for Allwell Development Co., Inc., owner, filed, April 10, 1924, an appeal, with the board of appeals, from a decision of the superintendent of buildings, affecting premises 525-551 Surf avenue, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered April 3, 1924, in acting on Application No. 13162-23, reads:

"1. Application denied—non-fireproof public building (Dance Hall) with floor areas in excess of 5000 sq. ft. contrary to sect. 72, subdivision 6.";

and

WHEREAS, the building is non-fireproof, two stories in height, 142 ft. by an average depth of 82 ft. in area. Proposed Occupancy: 1st story, stores and restaurant; 2nd story, banquet hall and dance hall; and

WHEREAS, appellant contends that the dance hall is 5,400 sq. ft. in area and only 8 per cent in excess of the provisions of section 72 of the building code; and

WHEREAS, this appeal was granted by the board at its meeting June 27, 1924, on certain conditions, and appellant requested a modification of these conditions, which was granted July 29, 1924, and now requests a further modification.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the ceiling of the 1st story shall be covered with 26 gauge metal; that the 2nd floor be subdivided by a brick wall from front to rear; any opening therein to be equipped with self-closing fireproof doors; that not less than three exits leading directly to ground level shall be provided from the easterly area on the 2nd story; that the main stairway shall be located and maintained at brick wall dividing building and enclosed in partitions fire retarded throughout in accordance with the rules of the board of standards and appeals; that no doorway to this stairway shall be direct opposite any other doorway; that the door openings in main stairs shall be equipped with self-closing fireproof doors; that the opening in the brick wall on western side of main stairs, 2nd story, shall be equipped on both side with approved fire doors; that all other municipal requirements be complied with; and that required permit be obtained within thirty days.

## BUILDING ZONE CASES.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Evelev owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Inwood avenue and Macombs road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to June 22, 1926, 10 a. m., on request of applicant.

25-26-BZ.

APPLICANT—Magnuson & Kleinert, for Squillace Torre, owners.



# MINUTES

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—571-583 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Philip J. Sinnott and F. R. Serri.

ACTION OF BOARD—Laid over to June 1st, 1926, at 2 p. m., for inspection and report by committee of the board.

316-25-BZ.

APPLICANT—Eugene De Rosa, for Flatbush Associates, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre.

PREMISES AFFECTED—2101-2121 Church avenue, Brooklyn.

APPEARANCES—

For Applicant: J. Henry Walters, George Boocherer and Albert Firman.

For Opposition: Samuel E. Maires, Alexander R. Kellegrew and Thomas Peters.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1316-25-BZ)

WHEREAS, Eugene DeRosa, for Flatbush Associates, Inc., owner, filed, December 18, 1925, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed theatre building; premises 2101-2121 Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Church avenue is in a business district; that Kenmore place is in a residence district, and that Flatbush avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 14, 1925, reads:

"1. Theatre extends into residential district. Proposition contrary to Building Zone Resolution. Art. II, Sec. 3. Therefore denied."

WHEREAS, the proposed building is of fireproof construction, one story (68 ft.) in height, with a frontage of 143 ft. 1 1/4 in. on Kenmore place and 183 ft. on Church avenue; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7c and section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the area of the structure invading the residence use district on the Kenmore place front shall be confined to a depth

not exceeding 33 ft. 1 1/4 in. beyond the business use district area, and that there shall be no exit or entrance, or any opening within the residence use area of the Kenmore place front; that the show window return on the Kenmore place front of the Church avenue corner store shall not exceed 12 ft.; that the exits and entrance to the stores throughout shall be restricted to the business use district on the Church avenue front; that the elevation on the Kenmore place front shall be of light-colored face brick with architectural terra cotta or natural stone trimmings; that the rear gable wall facing the court within the residence use area district shall be faced and finished with light-colored face brick throughout; that a return drawing shall be made to this board for its approval before submission to the superintendent of buildings, same to be substantially in accordance with the water color design submitted to this board at the public hearing; all permits required shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

18-26-BZ.

APPLICANT—Edward P. Doyle, for Carollo Brothers, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Chestnut street and Astoria avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: F. W. Ritter.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....	1
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon..	4
Absent .....	0

THE RESOLUTION:

(18-26-BZ)

WHEREAS, Edward P. Doyle, for Carollo Brothers, owner, filed, January 6, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southwest corner of Chestnut street and Astoria avenue, Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 18, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Chestnut street is in a residence district, and that Astoria avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 30, 1925, reads:

"1. Garage for more than 5 cars in a business district is contrary to the Zone Law."

WHEREAS, the existing building is of non-fireproof construction, two stories and basement in height, with a frontage of 47.92 ft. on Astoria avenue and 152.83 ft. on Chestnut street, and formerly occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant did not substantiate the basis of his appeal—hardship—under section 21; and

WHEREAS, the alterations proposed would be in excess of 50 per cent of the value of the existing structure.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.



# MINUTES

1297-25-BZ.

APPLICANT—John F. Friend, for Schlatter Embroidery Co., owner.

SUBJECT—Application for reopening—modification (re: decision of superintendent of buildings), under section 7a of the building zone resolution, to permit in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913.

PREMISES AFFECTED—911 Longfellow avenue, The Bronx.

APPEARANCES—

For Applicant: John H. Friend.  
For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1297-25-BZ)

WHEREAS, John J. Friend, for Schlatter Embroidery Company, owner, filed, December 15, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an additional building upon a lot occupied for manufacturing purposes since 1913; premises 911 Longfellow avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Longfellow avenue is in a residence district; that Bryant avenue is in a residence district; that Seneca avenue is in a business district, and that Garrison avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 27, 1925, reads:

"1. Proposed extension of factory building in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 48 ft. and a depth of 100 ft.; to be occupied as an embroidery factory; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7a of the building zone resolution, due to the fact that the property and business conducted thereon has been under one ownership since 1913; and

WHEREAS, this application was granted by the board at its meeting March 16, 1926, on certain conditions, and applicant requested a modification of these conditions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed structure shall be limited in height to a two-story building; that the rear and gable walls shall be unpierced throughout their entire height and length; that the exterior of the front elevation shall be finished, as to texture, material and design as the existing building in the same ownership; that the use and occupancy shall be restricted to an extension of the present use and business of the premises under appeal; all permits necessary for the prosecution of the work shall be obtained within ninety (90) days and the building completed within six (6) months from the date of this action.

354-25-BZ.

APPLICANT—Geller, Rolston & Blanc, for Herbert M. Metzger and Mrs. Amy M. Lindau, owners.

SUBJECT—Application for reopening—extension of permit (re: decision of superintendent of buildings), to permit in a residence district the alteration and extension of an existing dwelling to be used for business purposes.

PREMISES AFFECTED—55 East 60th street, Manhattan.

APPEARANCES—

For Applicant: Thomas K. Egan and H. M. Metzger.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(354-25-BZ)

WHEREAS, A. M. Davis, for Herbert M. Metzger, et al. owners, filed, April 1, 1925, an application, under the building zone resolution, to permit in a residence district the alteration of an existing dwelling to be used in part for business purposes; premises 55 East 60th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, July 21, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 60th street is a business district, Park avenue and East 61st street are residence districts; and

WHEREAS, the decision of the superintendent of buildings rendered March 12, 1925, in acting on Alt. App. No. 423 25, reads:

"1. In a residence district the alteration and use of a residence building for business is unlawful. Building Zone Resolution, Section 6-2.";

and

WHEREAS, the existing building is of non-fireproof construction, four stories and basement in height, with a frontage of 20 ft. and a depth of 69 ft. 1 in.; it is proposed to remove brick piers dividing windows and construct large show windows at basement and 1st story front, also to change the occupancy from a one-family dwelling to store in basement and 1st story and two families on each of the 2nd, 3rd and 4th stories; and

WHEREAS, an 11-story apartment house immediately adjoining extends beyond the premises under appeal and built out to the building line, and the owner immediately adjoining to the west, the only remaining building intervening between the residence use influence of Park avenue and business use of 60th street, favored the granting of this appeal, and the board deemed, in view of all the circumstances that denial of the application would be a hardship; and

WHEREAS, this application was granted by the board at its meeting July 21, 1925, on certain conditions, and applicant requested a modification of the time limit imposed.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the front elevation of the existing street wall shall remain unchanged; that it shall not be extended forward to the lot line; that the business use shall be restricted to the first two stories and shall be limited to the conduct and operation of retail mercantile stores or shops, such as book store, millinery and other light industry of inoffensive and inconspicuous character.



# MINUTES

er, and the remainder of the building restricted to dwelling use and occupancy; that there shall be no advertising signs displayed on the front of the building, other than flat wall signs; and that there shall be no manufacturing conducted on the premises; that all permits necessary for the prosecution of the work shall be obtained within nine months and the work of alteration completed within one year from the date of this action, May 18, 1926.

8-24-BZ.

APPLICANT—William F. Doyle, for Herman H. Lucke, owner.

SUBJECT—Application for reopening—modification (re: decision of superintendent of buildings) to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—902-922 60th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(153-24-BZ)

WHEREAS, Wm. F. Doyle, for Herman H. Lucke, owner, filed, January 30, 1924, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five motor vehicles; premises 902-22 60th street, Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of appeals, at its regular meeting, April 22, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 60th street, starting 100 ft. west of Ninth avenue, is unrestricted, remainder in business district; and Ninth avenue is a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 19, 1924, in acting on N. B. App. 1179-1180, reads:

"Proposed one story brick public garage for more than five motor vehicles, partly in a business district and partly in an unrestricted district, is contrary to Art. II, par. 4 (a) of the Zone Resolution.";

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 180 ft. and a depth of 100 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, under the provisions of section 7, subdivision 1, the board is empowered to act and, owing to the character of the surrounding property, there would be hardship in preventing applicant from making the proposed improvement; and

WHEREAS, this application was granted by the board at its meeting April 22, 1924, on certain conditions, and applicant requested a modification of these conditions as to encroachments.

Resolved, that the board of appeals does hereby make a modification in the application of the use district regulations of the building zone resolution, and that the application is hereby granted on condition that the structure shall not exceed one story in height; that the rear and side gable walls shall be unpierced throughout their

entire height and length; that the front elevations on Ninth avenue and 60th street shall be faced with front brick and architectural terra cotta or stone trimmings; that the roof shall be of flat design and construction and comply with the building code in all respects; that there shall be but one vehicular entrance on 60th street, not less than 50 ft. easterly from the corner formed by the intersection of Ninth avenue and 60th street; that there shall be no doorway other than an emergency exit not exceeding 3 ft. 8 in. in width permitted on Ninth avenue front, in any windows incorporated on Ninth avenue elevation the sills shall be at least 6 ft. above grade; that any skylights installed shall be glazed with plain glass, protected above and below with wire guards;

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

812-24-BZ.

APPLICANT—John J. Dunnigan, for Sadie Corn, owner.

SUBJECT—Application for reopening—extension of time (re: decision of superintendent of buildings), to permit in a residence district the alteration and extension of a business building which was erected under a previous resolution of the board.

PREMISES AFFECTED—University ave., west side, 360.16 ft. south of 190th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to procure permits and to complete construction.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(812-24-BZ)

WHEREAS, John J. Dunnigan, for Sadie Corn, owner, filed, June 17, 1924, an application, under the building zone resolution, to permit in a residence district the alteration and extension of a business building which was erected under a previous resolution of the board; premises west side of University avenue, 360.16 ft. south of 190th street, Borough of Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, April 17, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that University avenue, West 188th street and Parkview place are residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 9, 1924, in acting on Alt. Application No. 307-24, reads:

"1. Proposed alteration and extension of building in residence district for business purposes is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed extension is to be of non-fireproof construction, one story in height, with a width at rear of 50 ft. and a depth of 95 ft. 9¾ in. and 74 ft., irregular in area; to be occupied as stores in conjunction with those on the front of the lot; and

WHEREAS, there was no opposition to the granting of the application on the part of owners of adjacent property, and



# MINUTES

the extension of stores to the rear of the lot line as proposed, owing to the difference in grade of street frontages involved, would not in any way affect property to the rear of the proposed site; and

WHEREAS, this application was granted by the board at its meeting April 17, 1925, on certain conditions, and applicant requested a modification of the time limit imposed for completion of work.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed extension shall not exceed one story in height; that the rear and gable walls shall be unpierced throughout their entire height and length; that any skylights installed shall be glazed with plain glass, protected above and below with wire guards; that the use and occupancy shall be restricted to retail merchandising, but the merchandising and storage of food products shall be prohibited;

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within twelve months from the date of this action, May 18, 1926.

92-17-BZ.

APPLICANT—Charles S. Clark, for 54th Street Holding Corp., owner.

SUBJECT—Application for reopening—extension of time (re: decision of superintendent of buildings), to permit the conversion of an existing stable to a garage in a business district.

PREMISES AFFECTED—103-105 West 53rd street and 104-106 West 54th street, Manhattan.

APPEARANCES—

For Applicant: Max Lasberg.

ACTION OF BOARD—Application reopened and time extended to procure permits and to complete construction.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(92-17-BZ)

WHEREAS, William F. Doyle, for 54th Street Holding Corp., owner, filed, January 23, 1917, an application, under the building zone resolution, to permit in a business dis-

trict the conversion of a stable for more than five (5) horses into a garage for more than five (5) motor vehicles; premises 103-5 West 53rd street and 104-6 West 54th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, October 14, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 53rd street and 54th street are business districts; and

WHEREAS, it is proposed to alter an existing four-story non-fireproof building, 50 ft. by 200.10 ft. in area, now occupied for stable and wagon storage, into a garage for more than five motor vehicles; and

WHEREAS, this application was granted by the board of appeals, February 20, 1917, but owner failed to commence work owing to conditions in the material and labor market; and

WHEREAS, the board deemed there would be hardship in preventing applicant from making the proposed change owing to the character of surrounding buildings and former action of the board; and

WHEREAS, this application was reopened and granted by the board at its meeting October 24, 1924, on certain conditions, and applicant requested an extension of time to complete the work.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be fire retarded throughout in accordance with the rules of the board of standards and appeals, and that the building shall comply with the building code in all respects; that the 54th street front shall be restricted to one emergency vehicular exit; that there shall be no ramp entering front or exiting to the 54th street front; that any ramp construction on the 53rd street front shall be set back not less than 15 ft. from the front of the building; that there shall not be more than one projecting illuminated sign permitted on the 54th street front; that any gasoline storage equipment plant shall be installed on the 53rd street front of the building; that all permits necessary for prosecution of the work shall be obtained within one month and the building completed within one month from the date of this action.

Adjourned 6.40 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, October 13, 1925, as they appeared in Bulletin No. 40, Vol. 10, are hereby corrected to read as follows:

(620-25-A)

WHEREAS, Smith, Townley and Chambers, for DeVinne Press, lessee, filed, June 15, 1925, an appeal, with the board of standards and appeals, from an order of the fire commissioner, affecting premises 393-9 Lafayette street and 21-3 East 4th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 25, 1925, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars, and roofs), placed within main stairway enclosure.

\*Correction—Words "in addition to the interior fire alarm system" added in line 43 and words "that an interior fire alarm system" omitted in line 42.

sure. Each outlet to be provided with sufficient length of 2½ inch standard hose attached thereto.";

and

WHEREAS, the premises consist of two non-fireproof buildings (connected by horizontal exits on the 1st, 3rd, 6th and 7th stories, protected by fireproof doors), sections having a frontage of 100 ft. on Lafayette street and 117 ft. 8 in. on East 4th street; OCCUPIED as a tenant factory, mostly printing—136 persons above the 1st story in the Lafayette street section and 69 persons above the 1st story in the East 4th street section; and

WHEREAS, a similar appeal was granted by the board under Cal. No. 1913-17-A, in view of the fact that the building is equipped with a 100 per cent sprinkler system, an interior fire alarm signal system and the occupancy is limited to 100 persons above the 1st story in either section at any one time; and

WHEREAS, appellant contends that the exit capacities are far in excess of the actual number of persons employed and requests permission of the board to permit the increased and existing occupancy of 136 persons in the Lafayette street section.



# MINUTES

*Resolved*, that the order of the fire commissioner be and hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped with an approved sprinkler system in accordance with the rules of the board of standards and appeals for existing

sprinkler systems, with central office connection to be maintained in addition to the interior fire alarm system; that the use shall remain substantially unchanged; and that the occupancy of structure shall not exceed fifty (50) persons on any one floor.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, May 4, 1926, as they appeared in Bulletin No. 19, Vol. XI, are hereby corrected to read as follows:

APPLICANT—Henry Nordheim, for Rosemond Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a residence district the alteration and use for stores of the first story of an existing tenement house.

PLACES AFFECTED—2262 Valentine avenue, The Bronx.

APPEARANCES—  
For Applicant: Henry Nordheim, Bedros G. Terzian.

For Opposition: J. J. O'Brien.

DECISION OF BOARD—Application denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commrs. Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:  
(1350-25-BZ)

WHEREAS, Henry Nordheim, for Rosemond Holding Corp., owner, filed, December 21, 1925, an application, under the

Correction—Word “commissioner” changed to “superintendent” in line 3 of digest.

building zone resolution, to permit in a residence district the alteration and use for stores of the 1st story of an existing tenement house; premises 2262 Valentine avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Valentine avenue, East 183rd street and Tiebout avenue are all in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 30, 1925, reads:

“1. Proposed alteration of tenement building for stores at 1st story is contrary to the provisions of the zone resolution, the location being in a residential zone.”; and

WHEREAS, the existing tenement building is non-fireproof, four stories in height, having a frontage of 31.54 ft. on East 183rd street and 77 ft. on Valentine avenue; it is proposed to alter the 1st story of this building and use it for six (6) stores, and it is also proposed to erect, at the southerly end of the building, a one-story extension, 8 ft. 6 in. by 17 ft. 9 in. and use same as a store; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and the street frontages in both directions are as yet uninvaded by any non-conforming uses.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, May 4, 1926, as they appeared in Bulletin No. 19, Vol. XI, are hereby corrected to read as follows:

THE RESOLUTION:  
(1267-25-BZ)

WHEREAS, Thomas I. Sheridan, for Louis Kramer, owner, filed, December 9, 1925, an application, under the building zone resolution, to permit in a business district the alteration and change of occupancy of a building, formerly used as a stable, to a garage for the storage of more than five motor vehicles; premises 266-272 St. Nicholas avenue and West 124th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 4, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Nicholas avenue, West 124th street and Eighth avenue are all in business districts;

Correction—Number “50” changed to “35” in line 43.

WHEREAS, the decision of the superintendent of buildings, rendered September 14, 1925, reads:

“This amendment is disapproved with the following objection repeated:

“1. Proposed garage is contrary to Article II of the Zone Resolution.”; and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 118 ft. 6 in. on St. Nicholas avenue and 50 ft. on West 124th street; to be altered and occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant had substantiated his basis of appeal under section 7e as an uninterrupted non-conforming use before and since the adoption of the building zone resolution; and, due to the surrounding and abutting conditions, the proposed alteration to the existing building would be an improvement over the present conditions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed alteration to the building shall not exceed



MINUTES

a two-story structure above grade; that the building as altered shall be constructed fireproof throughout; that the frontage on St. Nicholas avenue for a depth of approximately 35 ft. throughout the 1st story shall be restricted to retail store use, and shall be separated from the garage area of the structure by a wall of approved masonry unpierced throughout; any gasoline storage equipment installed shall be located on the 124th street front of the structure; that there shall be no roof signs erected or advertising signs permitted on the structure other than one projecting electric sign indicating name or title of garage on the 124th street front; that there shall be no signs or advertising display of any nature or description on the St. Nicholas avenue front,

other than fixed letters confined to the plate glass show windows; that the St. Nicholas avenue street front on the 2d story shall be finished in triple mullioned window openings other than the two end openings, which shall be double mullion openings; all openings to be equipped with approved metal frames and stationary sash, with not less than one ventilator to each opening, upper and lower sash, and the openings on the street front of the 2nd story shall be glazed with translucent wire glass; all permits necessary for the prosecution of the work shall be obtained within ninety (9) months and the construction work required thereby shall be completed within eighteen (18) months from the date of this action.

RULES

FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION.

Premises .....  
Name of concern .....  
Building No. ....Story .....

FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

WATCHMAN

.....  
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....  
.....  
.....

EXIT GUARDS

Exit.....  
".....  
".....  
".....  
".....  
".....

SQUAD MONITORS

Squad No. 1.....  
" " 2.....  
" " 3.....  
" " 4.....  
" " 5.....  
" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. They



# RULES

WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

## Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

## Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or the escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their stations. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from

the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

## Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO RULES GOVERNING FIRE EXTINGUISHING APPLIANCES— SPRINKLER SYSTEMS.

[77-25-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday, May 25, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Rules for Fire Extinguishing Appliances, Sprinkler Rules.

*General Requirements.* The rules contained herein cover the general details of a sprinkler equipment only. Before an equipment is installed or before a present equipment is remodeled, complete working plans should be submitted for approval to Fire Department.

These plans shall be drawn to an indicated scale; give correct address and points of compass; show sectional elevations of the building; and the essential features of the construction, viz., size, location and direction of joists, timbers or other structural members. They shall also indicate the location and size of water supplies, connecting pipes, feed mains and risers, gate, check, alarm and dry-pipe valves, as well as the location, spacing, number and type of sprinklers.

Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3), shall be filed for final approval of the Fire Commissioner. A certified copy of the approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If a standpipe (fire line) equipment is provided throughout the building, the plans shall include a note to that effect.

When entirely completed in accordance with the approved plans and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the sprinkler equipment is approved the applicant will be so advised in writing by the Bureau of Fire Prevention.

All sprinkler equipments shall be installed in a thoroughly workmanlike manner.

**Rule 1. Definition of Automatic Extinguisher Systems.** Automatic extinguisher systems shall consist of a system of piping connected to one or more acceptable sources of water supply, or other extinguishing medium, provided with distributing devices so arranged and located as to discharge and diffuse automatically under the action of heat an effective stream or spray over every part of the interior of the building area in which a fire may start or to which it may be communicated.

**Rule 2. Classification of Sprinkler Systems.** For the purpose of these rules, sprinkler systems shall be classified as:

(a) Automatic Wet Pipe Systems, in which all pipes and sprinkler heads are at all times filled with water;

(b) Automatic Dry Pipe Systems, in which the pipes and sprinkler heads are filled with air, either compressed or at atmospheric pressure, and the water supply is operated by a Dry Pipe Valve as defined in Rule 27 of these Rules.

(c) Non-Automatic Systems, in which all pipes and sprinkler heads are maintained dry with a fire department connection for water supply.

Thermostatic fire alarm with direct connection to Central Office or Fire Department Headquarters shall be provided in connection with all non-automatic sprinkler systems.

**Rule 3. Approved Devices.** Automatic Sprinklers and accessory appliances shall include all devices approved as such by the Bureau of Standards, Washington, D. C.; by the Underwriters' Laboratories, Inc., of Chicago; by the Associated Factory Mutual Laboratories of Boston; and all devices which meet the tests prescribed by the Board of Standards and Appeals.

**Rule 4. Water Supply.** Approved sources of water supply shall be classified as Automatic and Auxiliary.

(a) Automatic Sources shall include the Gravity Tank, the Pressure Tank, [and] the Public Water System, and the Automatic Electric Fire Pump, installed as required under the provisions of Rule 8, hereinafter provided for.

b) Auxiliary Sources shall include the non-automatic Fire Pump and the Fire Department Connection.

**Rule 5. Gravity Tank.** Gravity tanks shall contain an available quantity of water sufficient to supply twenty-five per cent (25%) of the number of sprinkler heads in the average protected fire area for twenty (20) minutes, but not less than 5,000 gallons; and the bottom of the tank shall have an elevation of not less than twenty (20) feet above the highest line of sprinklers below the main roof. When the area of a pent house exceeds 2,500 sq. ft. the bottom of the tank shall be required to be not less than 20 feet above the highest line of sprinklers below the pent house roof, but where a pent house contains only pressure tanks this rule will not apply.

Where a tank capacity in excess of [25,000] 30,000 gallons is required by this rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Standards and Appeals, except when tanks of unlimited capacities are supported on structures altogether independent of buildings.

The tank shall be filled through a fixed pipe, independent of the sprinkler piping, not less than two (2) inches in size, discharging into the top of the tank, or through a by-pass not less than two (2) inches in size around the check valve in the discharge pipe, provided the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute.

The filling pipe shall be carried up inside a frost-proof casing and may extend through tank bottom to discharge at top of tank above full water level. The portion of pipe inside tank must be of brass or copper or other non-corrosive material.

Tanks shall not be fed through sprinkler lines.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, provided that there are separate feed mains from the basement or lowest story and a control valve in each feed line in a pump or engine room.

The overflow pipe shall be not less than two (2) inches in diameter for tanks up to 30,000 gallons capacity and not less than three (3) inches in diameter for larger tanks. The top of the overflow pipe shall be three (3) inches below the top of the staves in wooden tanks and one (1) inch from the top in steel tanks. The pipe may extend through the bottom of tank provided the portion inside tank is of brass or copper or other non-corrosive metal and without joints or it may extend through side of tank. For tanks over roofs overflow pipes shall terminate not more than twenty-four (24) inches above roof and shall be fitted with a 90 degree elbow.

The discharge, heating or filling pipes where exposed to the weather shall be protected from freezing by a frost-proof covering which may be of three layers of one-inch (1") hair felt interspersed with building paper well wrapped and secured and covered with canvas well painted or by frost-proof boxing as specified by the National Board of Fire Underwriters.

Easy access to top of each tank shall be provided by means of a steel gooseneck ladder substantially constructed and rigidly braced, the top of which shall not tip outward from the vertical at any point.

Tanks above roofs shall be constructed according to the requirements of the Building Code and supporting struc-



# PUBLIC HEARING

shall be approved by the Superintendent of Buildings. Tanks not enclosed and exposed to the weather shall be covered with a double roof of acceptable construction consisting of a tight flat cover of matched boards and above a conical roof which shall be covered with an approved roofing.

Where a gravity tank may supply both sprinklers and hydrants it shall not be of less than 30,000 gallons capacity and located on a structure altogether independent of buildings and the bottom shall not be less than 75 feet above ground level, and not less than 20 feet above the highest line of sprinklers below the main roof of the highest building in a group of buildings.

Rule 6. Pressure Tank. Pressure tanks shall contain sufficient water to supply twelve and one-half per cent (12½%) of the number of sprinklers in the average protected fire area for twenty (20) minutes, but not less than 5,000 gallons of water for a wet pipe system or supplemented by an auxiliary water supply, and not less than 5,000 gallons of water for a dry-pipe system. No tank shall have a capacity greater than 9,000 gallons. A tank shall be kept two-thirds (2/3) full of water at a pressure of seventy-five (75) pounds per square inch and shall be so proportioned and located that a pressure of not less than fifteen (15) pounds per square inch be available on the highest line of sprinklers below main roof when all the water has been discharged from tank.

The tank shall be placed either on the roof or in the lowest sprinklered story.]

Pressure tank or tanks shall not be located below the lowest line of sprinklers supplied by tank or tanks.

Where [a tank] the total capacity of the pressure tank is in excess of [25,000] 30,000 gallons as required by rule, the amount of water to be provided in excess of [10,000] 30,000 gallons shall be specified by the Board of Standards and Appeals.

The water shall be supplied through a fixed pipe, independent of the sprinkler piping, not less than [two] one-half (1½) inches in size [with a one and one-quarter (1¼) inch connection to the tank], or through a pipe not less than [two (2)] one and one-half (1½) inches in size around the check valve in the discharge pipe. The supply is of sufficient pressure to fill the tank. Water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute without reducing the pressure in the tank. The tank shall have a fixed metallic horizontal line at the end opposite the glass gauge, or other acceptable device, to indicate the level of the water when the tank is three-fourths full.

The air compressor shall be of sufficient capacity to raise the air pressure at the average rate of one pound in two minutes in each pressure tank.

Rule 7. Public Water System. Direct connection to the city water supply shall be capable of furnishing water at not less than fifteen (15) pounds per square inch static pressure at the highest line of sprinklers below the main roof.

Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each connection shall be as large as that of the main riser and not less than four (4) inches, and shall have a convenient accessible control valve fixed to it at, or near, the tank, or, when possible, still further away from the tank. The control valve shall be fitted with a frost-proof waterproof box, not less than four (4) feet nor more than six (6) feet below the curb, with a fixed stem leading to a compartment at the level of the sidewalk.

The cover shall be bolted to the casing and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be marked with a distinctive pattern, operated by a special socket approved by the department of water supply, gas and electricity.

Where it is impractical to install a control valve box at the curb because of a vault under the sidewalk and within 18" thereof, the control valve may be located in the water supply connection at a point not more than two (2) feet from the point of entry into a vault.

Where a water meter is required in the water supply connection to an automatic sprinkler equipment, it shall be of a type which allows free flow of water and approved by the Department of Water Supply, Gas and Electricity, or a type of fire line meter which has been specifically approved by the Fire Commissioner for use in connection with fire extinguishing equipment.

Evidence establishing the fact that water supply conditions and pressures are as may be required shall be submitted to the Fire Department.

Rule 8. Fire Pump. An automatic electric fire pump as an automatic source of water supply is one approved for such use and controlled by an approved automatic controlling device, which shall be adjusted to maintain not less than 15 pounds water pressure at the highest sprinkler below main roof and in pent houses over 2,500 sq. ft., as provided in Rule 5. And shall receive water supply only from a direct connection to the city water main.

As auxiliary sources of water supply steam or electric standard fire pumps shall receive water supply from a suction tank, a direct connection to the city water main or other approved sources capable of supplying the pump at its rated capacity for sixty (60) minutes. The rated capacity of the pump shall be not less than five hundred (500) gallons per minute, and shall be sufficient to supply twenty-five per cent (25%) of the number of sprinklers in the average protected fire area.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

A reliable source of energy for driving the pump shall be provided. For steam pumps, provision shall be made for sufficient steam power to operate the pumps at full rated capacity, and a steam pressure of not less than fifty (50) pounds shall be maintained at the pump at all times. Where there is more than one boiler, the pipes and valves shall be so arranged to permit the cutting out of any one boiler without interrupting the steam supply to the pump from the other boilers. The boiler room shall be cut off from the remainder of the building by fireproof floor and wall construction with approved fire doors at all openings.

Electrical energy from a public service plant shall be acceptable as a source of energy for driving electric fire pumps. When local power plants supply the energy for operating electric pumps, two motor generator units shall be provided, or one generator unit supplemented by a public service break-down switch. Local electric power plants shall be located in rooms of fireproof construction with approved fire doors at openings.

Rule 9. Sprinkler Discharge. For the purpose of computing the capacity of water supplies, standard one-half (½) inch sprinkler heads shall be assumed to have an average discharge of twenty (20) gallons per minute, and the discharge of larger heads shall be computed proportionately in the ratio of the areas of their respective orifices.

Rule 10. Fire Area. A fire area is any floor space enclosed on all sides by exterior walls or fire walls or a combination of both. The number of sprinklers in the average protected fire area shall be determined by the number of sprinklered stories in such section. In



# PUBLIC HEARING

determining the required capacity of water supplies, the number of sprinklers in the average protected fire area need not include those located in low positions, such as under benches, low shelves, closets and platforms and between cars in car barns.

**Rule 11. Fire Department Connection.** All automatic sprinkler systems shall be provided with at least one two-way Siamese connection on each street front of the building for connection to the fire department hose. Buildings fronting on only one street shall be provided with at least two Siamese connections when the street frontage of building exceeds [one hundred and fifty (150)] two hundred (200) feet [in width].

*Where buildings have frontages on more than one street there shall be a fire department connection on each street front where frontage is not continuous but in all cases where more than one fire department connection is required they shall be located as the Fire Commissioner may direct and shall not be grouped.*

All Siamese hose connections hereafter installed, except those on piers or warehouses intended for fire boat use, shall be three (3) inches in size. Fire boat connections shall be three and one-half (3½) inches in size. All hose connections shall be female, with standard fire department threads.

The inlets shall be placed at least eighteen (18) inches and not more than two (2) feet above the sidewalk, in a horizontal position accessible to the fire department, and shall be provided with a four (4) inch discharge connecting with a four (4) inch pipe to the sprinkler system for three (3) inch fire department connection and with a six (6) inch discharge outlet and six (6) inch pipe for three and one-half (3½) inch fire boat connection. Each inlet shall be provided with a clapper valve machined to a true face.

Each Siamese connection shall be designated by raised letters at least one (1) inch in size, cast in the fitting in a clear and prominent manner and reading for the service designated, viz.: "Base. Spkr.," etc., as the case may be. If the entire building is sprinklered, the fitting shall be marked "Auto. Spkr."

*Siamese hose connections may project through a street wall not more than twelve (12) inches beyond the building line except that where there is an angle formed by the street wall and a check piece or the base of a column, pilaster or ornamental projection, they may be so located that no part extends more than fifteen (15) inches from either side of such angle in accordance with the provisions of the Building Code.*

*In each fire department connection there shall be an approved straightway check valve installed in a horizontal position, unless suitably designed for vertical position, and the piping shall be arranged to drain between the check valve and the outside siamese coupling by either a ball drip having a one-half (½) inch pipe connection and one-half (½) inch orifice and a bronze ball of proper size, or by a three-quarter (¾) inch drip connection, with plugged valve attached, and when necessary arranged to drain to a sewer. A drain connection may be tapped into the body of check valve only when located in a horizontal position.*

**Rule 12. Automatic Sprinkler Systems.** Automatic sprinkler systems shall be classified as:

(a) One Source Systems, supplied with water from any one of the automatic sources; and

(b) Two Source Systems, supplied with water from a combination of any two of the automatic sources; two pressure tanks with a total water capacity twice that required for a one source supply; direct connection to the city water supply on two different streets, so located that the closing of the controlling valve on one main will not eliminate the main on the other street; or a direct connection to the city water supply and one of the auxiliary sources provided the water supply main is at least six (6) inches in size, the main is fed both

ways and a two (2) inch test pipe at the top of sprinkler riser shows a flowing pressure of fifteen pounds per square inch between the hours of six a. m. to six p. m.

*A gravity tank and pressure tank, or a gravity tank and one of the automatic sources or pressure tanks having a total water capacity for a source supply may be considered as a two-source supply where the occupancy of the building does not conflict with Rules 38, 39 and 40 hereinafter provided for.*

**Rule 13. Sprinkler Spacing.** Sprinkler heads and lines shall be spaced as herein provided:

**Mill Construction.** Under mill ceiling (smooth plank and timber construction, 5 to 12 foot bays) line of sprinklers shall be placed in the center of each bay and the distance between the heads on each line shall not exceed the following:

- (a) For Standard one-half (½) inch heads—
  - 8 feet in 12 foot bays;
  - 9 feet in 11 foot bays;
  - 10 feet in 10 foot bays;
  - 11 feet in 9 foot bays;
  - 12 feet in 5 to 8 foot bays;
- (b) For Conran\* one (1) inch heads—
  - 20 feet in 5 to 12 foot bays.
- (c) For Conran\* one and one-quarter (1¼) inch heads—
  - 25 feet in 5 to 12 foot bays.
- (d) Vaults used for the storage of nitro-cellulose products and vaults used for the storage of flammable motion picture films shall have standard one-half (½) inch head for each cubic foot of available storage space, or one inch Conran\* head for each 250 cubic feet of available storage space.

Measurements shall be taken from center to center of timbers.

Ceilings of modified mill construction having less than three (3) feet wide shall be treated as joist construction and sprinkler heads and lines spaced accordingly.

Bay timbers spaced three (3) feet or more on centers, but less than five (5) feet on centers, will require special ruling by the administrative official having jurisdiction.

**Joisted Construction.** Under open finish joisted construction ceilings, floor, decks and roofs, the sprinkler lines shall be run at right angles to the joists and heads "Staggered spaced" so that heads on one line be opposite a point half way between heads on adjacent lines.

(a) For Standard one-half (½) inch heads the distance between lines of sprinklers shall not exceed ten (10) feet and the distance between heads on each line shall not exceed eight (8) feet, the end heads on alternate lines being spaced not more than two (2) feet from wall or partition. Permission may be given by the administrative official having jurisdiction to install but one line of sprinklers, in each bay where girders project below the under side of joists and divide ceiling into bays ten (10) to eleven and one-half (11½) feet wide from center to center of girders, and the heads shall then be spaced on each line so that the area covered by a single head does not exceed eighty (80) square feet. In all cases where such bays are over eleven and one-half (11½) feet wide, two or more lines of sprinklers shall be installed in each bay as required by the rules for standard construction.

\*Wherever the term "Conran head" is used in these Rules, it is to be taken as meaning either a Conran head of the type tested and approved by the Fire Department, or one that has passed similar tests by the Fire Department.



# PUBLIC HEARING

re girders and joists are flush at the bottom, heads be spaced according to the general rule.

For Conran\* one (1) inch heads the distance between lines shall not exceed twenty (20) feet and the distance between the heads on each line shall not exceed six (6) feet, the end heads on alternate lines being spaced not more than four (4) feet from wall or partition. Where girders project below the under side of joists and divide ceiling into bays not exceeding twenty (20) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty (20) feet in width at least two (2) lines shall be installed in each bay and in no case shall the distance between adjacent lines exceed twenty (20) feet.

For Conran\* one and one-quarter (1¼) inch heads the distance between adjacent lines shall not exceed twenty-five (25) feet and the distance between the head on each line shall not exceed twenty (20) feet, the end head on alternate lines being spaced not more than five (5) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty-five (25) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty-five (25) feet in width at least two (2) lines shall be installed in each bay, and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

Both Finish, Sheathed or Plastered Ceilings. Under a finish, sheathed or plastered ceilings, in bays six (6) feet wide and over (measurements to be taken from center to center of timber, girder or other projection or support of the bay), sprinkler heads and lines shall be spaced as follows:

## For standard one-half (½) inch heads—

Line of sprinklers shall be placed in the center of each bay for bays not exceeding twelve (12) feet in width and the distance between the heads on each line shall not exceed the following:

- 8 feet in 12 foot bays;
- 9 feet in 11 foot bays;
- 10 feet in 8 to 10 foot bays.

In bays in excess of twelve (12) feet in width and less than twenty-three (23) feet in width, shall contain at least two (2) lines of sprinklers; bays twenty-three (23) feet wide or over shall have the lines therein not over ten (10) feet apart. In bays in excess of twelve (12) feet in width, not more than one hundred (100) square feet of ceiling area shall be allotted to any single head.

## For Conran\* one (1) inch heads—

Line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty (20) feet in width and the distance between the heads on each line shall not exceed twenty (20) feet. Bays in excess of twenty (20) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty (20) feet.

## For Conran\* one and one-quarter (1¼) inch heads—

Line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty-five (25) feet in width and the distance between the heads on each line shall not exceed twenty-five (25) feet. Bays in excess of twenty-five (25) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

Roof Construction. The rules of slow-burning construction shall apply as far as practicable. They may be modified, however, the intent being to arrange spacing of heads to protect the contents rather than the ceilings; but in no case shall the distance between a head on one line and a head on an adjacent line exceed the following:

- (a) For standard one-half (½) inch heads, 12 feet.
- (b) For Conran one (1) inch heads, 20 feet.
- (c) For Conran one and one-quarter (1¼) inch heads, 25 feet.

Distance From Walls. The distance from wall or partition to the first head on a sprinkler line shall not exceed one-half the allowable distance between the heads on such line. Additional heads may be required in the narrow pockets formed by bay timbers or beams and wall. Where beams, girders, columns, walls, partitions or other obstructions prevent the effective discharge of water, additional heads shall be installed to effectively sprinkle the area.

Vertical Shafts. In vertical shafts having inflammable sides, heads shall be provided within the shaft in addition to the head or heads at the tops of shafts, as follows:

- (a) One standard one-half (½) inch head for each 200 square feet of inflammable surface.
- (b) One Conran\* one (1) inch head for each 400 square feet of inflammable surface.
- (c) One Conran\* one and one-quarter (1¼) inch head for each 500 square feet of inflammable surface.

Such head or heads shall be installed at each floor when practicable, and always when shaft is trapped. Where practicable, heads shall be "staggered" at the alternate floor levels, particularly when only one head is installed at each floor level.

Pitched Roofs. Under a pitched roof sloping more steeply than one (1) foot in three (3) feet, heads shall be located in peak of roof, and those on either side of the peak shall be spaced according to the foregoing requirements. The distance between heads shall be measured on a line parallel with the roof. Where the roof meets the side wall or the floor line, the heads shall be placed not more than the following distance from such intersection:

- (a) For standard one-half (½) inch heads, 3½ feet.
- (b) For Conran\* one (1) inch heads, 7 feet.
- (c) For Conran\* one and one-quarter (1¼) inch heads, 8½ feet.

Heads spaced not to exceed the following distance each way from the peak of roof, measured on a line parallel with the roof, may be used in lieu of heads located in peak of roof:

- (a) For standard one-half (½) inch heads, 2½ feet.
- (b) For Conran\* one (1) inch heads, 5 feet.
- (c) For Conran\* one and one-quarter (1¼) inch heads, 6¼ feet.

In sawtooth roof construction, the end heads on the branch line shall be spaced not to exceed the following distance from the peak of the sawtooth:

- (a) For standard one-half (½) inch heads, 2½ feet.
- (b) For Conran\* one (1) inch heads, 5 feet.
- (c) For Conran\* one and one-quarter (1¼) inch heads, 6¼ feet.

Special Locations and Variations. In special locations, such as over electric generating, power and transforming apparatus, over their controlling devices and switchboards, where water from the fire extinguishing equipment would be detrimental, the sprinkler lines and heads may be omitted at the discretion of the administrative official having jurisdiction, and when in his judgment a slight variation of this rule of spacing is desirable to effect a more efficient distribution of water for fire extinguishing purposes, the sprinkler lines and heads shall be spaced as he may direct.

Rule 14. Sprinkler Position. All sprinkler heads shall be located, wherever possible, in an upright position on top of the pipes, except that sprinkler heads on automatic wet pipe systems may be pendant on concealed piping and when construction or occupancy of a room or enclosure makes it preferable.

- (a) Where standard one-half (½) inch heads are installed sprinkler deflectors shall be parallel to ceilings, roofs or the



# PUBLIC HEARING

incline of stairs, but when installed in the peak of a pitched roof they shall be horizontal. Distance of deflectors from ceilings of mill or other smooth construction, or bottom of joists of open joist construction, shall be not less than three (3) inches nor more than ten (10) inches.

In fireproof buildings, the distance between deflectors and panel ceilings shall not exceed fifteen (15) inches.

Not less than eighteen (18) inches effective clear space shall be left below the sprinkler heads, so that they may discharge an unbroken spray blanket from sprinkler to sprinkler and sides of room when in operation. Any stock piles, racks or other obstructions interfering with such action shall not be permitted. *Sprinkler system piping shall not be used for the support of stock, clothing, etc.*

(b) Where Conran\* heads are installed, the top of head shall be located the same distance below joists or ceiling as specified for deflectors in paragraph (a) of this rule; except that when heads are located under pitched roofs of piers or similar structures, they shall in general be installed in the upright position (not normal to slope of roof) and three (3) feet vertically below the underside of roof. When the administrative official having jurisdiction deems a variation of this rule advisable to obtain a more efficient distribution of water, the heads shall be located with respect to joists or ceiling, as he may direct.

Rule 15. Pipe Sizes. The number of heads on a given size pipe in one fire area in any story shall not exceed the following:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
$\frac{3}{4}$ inch	1 head
1 "	2 heads
$1\frac{1}{4}$ "	3 "
$1\frac{1}{2}$ "	5 "
2 "	10 "
$2\frac{1}{2}$ "	20 "
3 "	36 "
$3\frac{1}{2}$ "	55 "
4 "	80 "
5 "	140 "
6 "	200 "
7 "	300 "
8 "	420 "

(b) For Conran\* one (1) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 inch	1 head
$1\frac{1}{4}$ "	2 heads
$1\frac{1}{2}$ "	3 "
2 "	4 "
$2\frac{1}{2}$ "	6 "
3 "	9 "
4 "	18 "
5 "	34 "
6 "	51 "
7 "	75 "
8 "	105 "

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
$1\frac{1}{4}$ inch	1 head
$1\frac{1}{2}$ "	2 heads
2 "	3 "
$2\frac{1}{2}$ "	4 "
3 "	6 "
4 "	12 "
5 "	21 "
6 "	40 "
7 "	60 "
8 "	84 "

When it is desired to use pipe of larger size than (8) inches in diameter, special ruling will be required of the administrative official having jurisdiction as to the advisability of its use and the number of heads that can be fed thereby.

Where practicable, it is desirable to arrange the piping so that the number of heads on a branch line will not exceed eight.

When the piping is arranged on the "gridiron" plan, the permissible number of heads may be doubled, provided the feed main is of the size indicated in the schedule for the total number of heads.

Where feed mains supply branch lines of only two each, the conditions approach those of long single lines. Such feed mains shall usually be centrally supplied. Where there are over eight (8) or ten (10) branch lines, lines up to fourteen (14) in number may be fed from a single main provided a two and one-half ( $2\frac{1}{2}$ ) inch pipe does not supply more than sixteen (16) standard one-half ( $\frac{1}{2}$ ) inch heads in lieu of twenty (20).

Buildings having slatted floors, or large unprotected openings without approved stops, shall be treated as one story with reference to the pipe sizes, and the feed main shall be of sufficient size to accommodate the number of heads to be fed. Larger pipe sizes than are allowed in the schedule may be required wherever the structure or conditions introduce unusually long runs of mains or many angles. Buildings with blind attics with unprotected openings to floor below, may be piped for a system on the ceiling of floor below, provided pipe size schedule is not overloaded on sizes three (3) inches or under.

Rule 16. Feed Mains. The size of feed mains shall be less than the size of riser and shall be arranged to be as direct as possible from source of water supply to riser.

Feed mains for stair or other towers without approved stops between floors, when piped on independent risers, shall be of sufficient size to accommodate the total number of sprinklers in such tower.

Rule 17. Risers. There shall be one or more risers in each building and in each section of the building divided by fire walls. Risers shall be arranged to be "Center Central" or "Side Central" supply to feed the risers. Each riser shall be of sufficient size to supply all the heads on said riser in one story, according to the schedule of pipe sizes in Rule 15.

In buildings of fireproof construction, and for the purposes of this rule, a blank wall, or one in which the openings are protected by standard fire doors, may be considered as a fire wall, if of equivalent construction.

If the conditions warrant, special permission may be granted allowing the heads in a fire section of small area to be fed from the risers in another section, provided the total number of heads in such area does not exceed the following number per floor:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads, 48.

(b) For Conran\* one (1) inch heads, 12.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads, 12.

Risers shall not be located close to windows, protected from mechanical injury and freezing and properly supported on foundations and by floor plates, couplings or hangers.

No connections, such as for sill cocks, house service hose outlets, shall be made with a sprinkler system or any part thereof.

Where gravity and pressure tanks feed through a discharge pipe or "dead riser" to the foot of a riser, an air lock is likely to develop the discharge pipe of the tank shall connect with the discharge pipe, or "dead riser" forty (40) feet below the bottom of the pressure tank.



# PUBLIC HEARING

18. Pipes and Fittings. All pipe shall be full-weight wrought iron or steel threaded pipe, well reamed and screwed up tight into fittings without reducing the way. Fittings shall be standard cast iron fittings, and be long turn pattern on feed mains and risers.

Fittings shall be designed and guaranteed for a working pressure of 150 pounds per square inch and must be of withstanding a hydrostatic test pressure of 750 pounds per square inch without failure.

Pipe shall be secured to the ceiling, walls and other parts of the building with standard steel, wrought or malleable iron hangers.

Heavy fittings shall be employed where the normal pressure in the pipe system exceeds one hundred and fifty pounds per square inch, and shall be designed for a working pressure of 250 pounds per square inch and be of withstanding a hydrostatic test pressure of 1,250 pounds per square inch without failure.

Underground pipe shall comply with the specifications for cast iron pipe of the American Water Works Association.

19. Protection of Pipes and Sprinklers. When exposed to moisture, sprinkler pipes and hangers shall be protected against corrosion whenever found necessary by thoroughly cleaning the pipe of all scale and grease and painting with a coat of red lead and linseed oil paint or other suitable moisture resistive paint. When exposed to chemicals, the pipe and fittings shall be coated with graphite or approved chemical resistive paint. Care shall be taken not to paint the sprinkler heads.

Pipes of risers in low basements or low spaces below ground floors exposed to frost, shall be properly protected by a masonry or wood enclosure, properly heated, or with mineral wool, sawdust or tar mixed with granular material, extending below bottom of pipe and through the opening of ground floor, or the pipe shall be protected with three alternate layers of one-inch hair felt and build-up or by other approved method. When of wood, enclosure shall be constructed double with a layer of insulation between the two thicknesses of wood.

Risers, drains, heating pipes, etc., pass through concrete floors or partitions, they shall be protected with a metal sleeve or be grouted with cement mortar.

Where sprinklers are exposed to corrosion, the heads shall be protected with an approved hermetically sealed cover, or an approved wax coating.

20. Drainage. All sprinkler pipe and fittings shall be installed that they can be thoroughly drained, and in practicable, all piping shall be arranged to drain at the lowest point.

Pipes or drip pipes shall be so arranged as not to expose any part of the sprinkler system to frost, and shall be connected, either by check valves or other means, so they will not [overthrow] overflow domestic service or other connections to the same sewer or house drain, or if through the wall and exposed to the weather, they shall be fitted with hoods or down-turned elbows.

Pipes, pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet, shall be installed:

- At the base of the main riser;
- At each alarm valve;
- At each dry-pipe valve;
- At each gravity tank;
- At each pressure tank;
- At each fire department connection;
- At each floor, if independent floor control valves are used;

At each supply main, when the water in the same can be removed through any of the above drains. Such connections shall be installed with controlling valves so that flow may be made to determine if the water supplies connections from yard mains to the inside of the build-

ing are in order without causing water damage or overflowing service connections to the same house drain. Any such drain shall be not less than two (2) inches in size except that drains at independent floor valves [may be one and one-quarter ( $1\frac{1}{4}$ ) inches in size] shall be not less than 1 inch in size where floor valves are not over  $2\frac{1}{2}$  inches in size and  $1\frac{1}{4}$  inches where floor valves are larger, and connected to a main drain riser of not less than  $1\frac{1}{2}$  inches in size. The drain at the main riser shall discharge into a cone or sight drain, or if carried through the wall and exposed to the weather, it shall be fitted with a hood or down-turned elbow.

*At an alarm valve at the top of a riser in a down-fed system a drain shall not be required.*

*At each gravity or pressure tank erected above roof of a building there shall be a 4-inch valved drain connection so arranged as to discharge on roof of building. And where a tank is on a separate structure altogether independent of buildings drain connection to be arranged to discharge at ground level.*

On automatic wet pipe systems, the horizontal branch pipes shall be pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet to drain towards the sources of supply with drip valves at the low points.

On automatic dry-pipe systems, branch pipes shall be pitched at least one-half ( $\frac{1}{2}$ ) inch in ten (10) feet.

Rule 21. Test Pipe. [On] In all wet-pipe automatic sprinkler systems a test pipe of not less than  $\frac{3}{4}$  inch in diameter shall be connected directly with each [riser] system but shall be connected to a pipe of not less than  $1\frac{3}{4}$  inches in diameter in upper story and arranged to discharge, through a  $\frac{1}{2}$ -inch brass outlet, preferably to a point where it can readily be seen. With long runs or many angles, size of test pipe [shall] should be increased to one (1) inch or larger. Controlling valve should be located at a sufficient distance from where the test pipe passes through the wall of the building so as to reduce to a minimum the chance of freezing of water in test pipe.

*In all dry-pipe automatic sprinkler systems a  $\frac{3}{4}$ -inch inspector's test pipe shall be installed at the end of the most distant branch line and fitted with a  $\frac{3}{4}$ -inch shut-off valve stopped with a brass plug.*

Rule 22. Pressure Gauges. A four and one-half ( $4\frac{1}{2}$ ) inch double-spring Bourdon pressure gauge shall be provided in all automatic sprinkler systems as follows:

- Above dry-pipe valves;
- Below dry-pipe valves;
- At the pressure tank;
- At the air compressor;
- Above the alarm valve;
- Below the alarm valve; and

In the connections from city water supply.

Provision may be made for taking the pressure both above and below the alarm valve and the dry-pipe valve with only one gauge at each valve.

*A gauge shall not be required at an alarm valve located at the top of a riser in a down-fed system.*

Gauge connections shall be taken from the supply main or riser and not from the two-inch drain or test pipe.

Gauges shall be installed in a suitable place protected from freezing and be controlled by a valve with arrangements for draining. A plugged outlet, not less than one-quarter ( $\frac{1}{4}$ ) inch in size, shall be located between each valve and gauge for purpose of installing the inspector's gauge.

Rule 23. Valves. All valves two (2) inches in diameter and under shall be of brass or bronze, or other approved [non-corrodible] non-corrosive material. Valves over two (2) inches in diameter shall be of brass, or bronze or iron body, brass mounted, or of other approved [non-corrodible] non-corrosive material.

All sidewalk Siamese inlet valves, caps and chains shall be of galvanized cast iron or other approved [non-corrodible] non-corrosive material.



# PUBLIC HEARING

All gate valves shall be solid or double wedge disc, sufficing box pattern with hand wheel, outside screw and yoke, or other approved indicator pattern.

All check valves shall be approved straight way regrinding pattern, so built that the clappers may be readily removed for repairs.

Rule 24. Water Supply Gate Valves. The piping connecting each source of water supply with the sprinkler system shall be provided with a gate valve of the outside screw and yoke type, sealed open and tagged to designate its purpose, so located as to control each source of water supply except that from fire department hose connections. All such gate valves shall be located within the building where easily visible and readily accessible and as close as possible to the supply inlet.

Rule 25. Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two-source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies, except that where the two sources of supply consist of tanks located above the highest line of sprinklers, a gate valve need only be provided on the downstream side of each check valve.

Rule 26. Control Valves. All automatic sprinkler systems shall be provided with a main control or shutoff valve arranged to be readily accessible and sealed in the open position; except that when the sprinkler system is fed from water supplies on the roof of the building, independent and readily accessible floor control valves, sealed in the open position, may be installed.

When not more than ten (10) standard one-half ( $\frac{1}{2}$ ) inch sprinkler heads or three (3) Conran\* heads in any automatic wet pipe system are exposed to cold and subject to freezing, shutoff valves may be provided to discontinue the water supply to such heads between November 1 and April 1. A greater number of heads than specified above, located in places which cannot be properly heated, shall be controlled by an automatic dry-pipe valve.

Rule 27. Dry-Pipe Valves. A dry-pipe valve shall be taken to mean a valve automatically controlling the water supply of the sprinkler system in such a manner that under normal conditions its piping system beyond the valve is maintained dry, but in the event of fire, the valve automatically releases the water into the sprinkler system, for fire extinguishing purposes.

Dry-pipe valves shall, for the purpose of these rules, be classified as follows:

Type A, in which the valve is actuated by the release of compressed air in the sprinkler piping system, due to the opening of a sprinkler head; and

Type B, in which the valve is actuated by an approved trip under electric control of an approved automatic thermostatic fire alarm system.

Dry-pipe valves shall be located as near as practicable to the sprinkler system in an enclosed and accessible place protected from mechanical injury and freezing.

*When anti-columning pipes are used, they shall be either lead lined or of brass.*

Automatic wet-pipe sprinkler systems in which only twenty-five (25) per cent of the heads are required to be maintained dry for protection from freezing, shall have only such heads under dry-pipe valve control.

(a) When "Type A" valve is installed, the air pressure in sprinkler systems under such dry-pipe valve control shall not exceed forty (40) pounds per square inch, nor be permitted to fall below twenty-five (25) pounds per square inch, nor shall it be less than one-sixth ( $\frac{1}{6}$ ) of the water pressure in any case.

The air compressor shall have a capacity of not less than eleven (11) cubic feet per minute and the air supply to the pump shall be taken, if possible, from a room containing dry air, or it shall be passed through a drying chamber containing calcium chloride, in order to avoid the introduction of moisture into the system.

The air pressure on such dry-pipe systems shall be maintained throughout the year.

Not more than the following number of heads shall be controlled by one "Type A" dry-pipe valve:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

*Where equipped with an approved quick-opening device, the following number of heads may be controlled by one "Type A" dry-pipe valve:*

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

(b) When "Type B" valve is installed the actuating system shall be designed to operate at a temperature higher than that required to open the sprinkler heads, and all connections between the alarm system and the dry-pipe system shall be adequately protected against injury of any kind.

When required by the administrative official having jurisdiction, the dead end of every feed main in such dry-pipe system shall be provided with an air relief valve or so constructed as to be normally open in order to permit the free escape of air from the system, but to close automatically against the escape of water.

Not more than the following number of heads shall be controlled by one "Type B" dry-pipe valve:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

Rule 28. Alarm Valve. All automatic wet pipe sprinkler systems shall be equipped with an alarm valve so constructed that a flow of water through a one-half ( $\frac{1}{2}$ ) inch or larger will operate an electric or mechanical gong.

Dry pipe valves shall be equipped with a reliable device to give either an electrical or mechanical alarm.

Rule 29. High and Low Water and Pressure Alarm. Gravity tanks shall be equipped with a device to indicate when the water falls below or rises above the normal level of the tank, with an indicator or alarm located in the engine room near the pump.

All pressure tanks shall be equipped with a device to indicate when the pressure in the tank falls below seventy (70) or rises above eighty (80) pounds per square inch with an indicator or alarm located in the engineer's [near the compressor].

Rule 30. Heating of Tanks. The water in all sprinkler tanks subject to freezing shall be protected by insulating the water or enclosing the tank in a frost-proof house properly heated and lighted.

Rule 31. Concealed Pipe Systems. All pipe in concealed pipe systems shall be of standard full-weight wrought iron or steel, painted with two coats of protective paint before and one after installation. Such pipe shall be installed in ducts or be encased in cement mortar and shall be inspected prior to concealment. When installed in concealed space between floor arches and ceiling, such pipe shall be supported by hangers and all pipe, fittings and hangers be protected with two coats of paint.

Rule 32. Preparation of Building. Floor or wall openings and other structural defects which prevent the buildup of heated air and retard the automatic action of sprinkler heads shall be provided with the necessary curtains, boards and draft stops to permit specific control of the building by the local sprinklers.

Curtain boards shall project at least three (3) inches above the lowest sprinkler.



# PUBLIC HEARING

33. *Approval of Sprinkler System [Tests].* Before all automatic sprinkler systems, excluding the water supply tanks, shall be subjected after installation to a static pressure of a test of at least fifty (50) pounds per square inch in excess of that which will be normally maintained and observed in the sprinkler system, such test pressure, however, never to be less than one hundred and fifty (150) pounds per square inch in any part of the system.

pressure tanks shall be tested after erection to a test pressure of one and one-half (1½) times the working pressure. To prevent the possibility of serious water damage in case of a break, the pressure shall be maintained by a pump, the main controlling gate being meanwhile closed. Brine or other corrosive chemicals shall not be used for testing systems.

Automatic dry-pipe systems with "Type A" valve containing air pressure of forty (40) pounds per square inch shall be pumped up, be held for twenty-four (24) hours, and if no leaks stopped which allow a loss of pressure of over twenty (20) pounds per square inch for the twenty-four (24) hours.

In the case of automatic dry-pipe systems with different "Type A" valve, the valve shall be held off its seat during the test to prevent injuring the valve.

Automatic systems shall be tested after installation to a pressure less than fifty (50) pounds per square inch in excess of the pressure necessary to reach the highest line of sprinkler.

Tests of installed systems shall be made by the contractor in the presence of the Fire Commissioner, or his authorized representative.

Piping, devices nor any portion of a newly constructed sprinkler system shall be covered up or permanently concealed until tested by the Bureau of Fire Prevention and Control, and the results of the test shall be set forth in writing, except piping passing through floors, partitions or beams for distances equal to the thickness of such floors, walls, partitions or beams.

34. *Non-fireproof Business Buildings.* Automatic sprinklers required in non-fireproof business buildings under the provisions of Chapter 5, Article 4, Section 72, Code of Ordinances, unless otherwise specifically provided in these rules, shall consist of at least a One Source System.

35. *Dangerous or Hazardous Buildings.* Automatic sprinklers required in buildings having occupancies considered to be dangerous or hazardous by the Fire Commissioner shall consist of at least a one-source system unless otherwise specifically provided for in these rules.

36. *Factories and other Buildings.* Automatic sprinklers required in buildings under the provisions of the Code of Ordinances and the Labor Law shall consist of at least a one source system.

[35] 37. *Theatre Buildings.* Automatic sprinklers required in theatre buildings under the provisions of Chapter 25, Section 524, Code of Ordinances, shall consist of at least a One Source System.

[36] 38. *Firework Storage.* Automatic sprinklers required in buildings in which fireworks are stored or sold under the provisions of Chapter 10, Article 6, Section 92, Code of Ordinances, shall consist of a Two Source System.

Rule [37] 39. *Nitro-Cellulose Products.* Automatic sprinklers as required in buildings in which nitro-cellulose products are stored under the provisions of Chapter 10, Article 19, Section 232, Code of Ordinances, shall consist of a system supplied from both approved gravity tank supply and an approved pressure tank supply, except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems, in conformity with the provisions of this rule as in force up to December 1, 1921.

*In buildings wherein are stored or handled only limited quantities of nitro-cellulose products, not exceeding 500 pounds, the automatic sprinklers may consist of a two source system as provided for in Rule 12.*

Rule [38] 40. *Inflammable Motion-Picture Films.* Automatic sprinklers, required in buildings in which inflammable motion-picture films are stored under the provisions of Chapter 10, Article 20, Section 241, Code of Ordinances, shall consist of a system supplied from both an approved gravity tank supply and an approved pressure tank supply except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to December 1st, 1921.

Rule [39] 41. *Existing Installations and Approvals.* Automatic extinguisher systems and devices heretofore approved and accepted by the authorities having jurisdiction shall not be required to conform to the provisions of these rules; and all such systems heretofore installed shall not be required to be altered to conform to these rules so long as the fire hazard due to construction and occupancy of the building is not increased or where substantial additions or extensions in height or area is made to the building when these rules shall apply if deemed advisable or necessary by the Fire Commissioner and the system after inspection is found to be in good working order.

Rule 42. *Communicating Openings.* When a building fully equipped with sprinklers communicates with another not so equipped the openings must be protected by approved fire doors on both sides of the wall, one of which must be automatic.

Rule 43. *Maintenance Inspections.* Automatic sprinkler systems shall be inspected at least once a month by the person in charge of the building, or by other competent person employed by the owner, to see that all parts of the system are in perfect working order, and the fire department connection or connections, if any, ready for immediate use by the Fire Department. A detailed record of each inspection shall be kept for examination by a representative of the Fire Department.

There shall be kept available at all times in the premises a supply of extra sprinklers, never less than six (6), to replace promptly any fused or damaged sprinklers. And there shall be one or more employees instructed in the maintenance of sprinkler system.

Rule 44. *Open Sprinklers.* When open sprinklers are required for exposure protection by the Fire Department as specified in the Building Code they shall be installed in accordance with the rules of the National Board of Fire Underwriters. Plans for such installation to be filed with the Fire Department for approval.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire of Form 13A, for notices to property owners, such forms are not to be supplied by this office. Each applicant is entitled only to one copy of Form 13A, and must fill out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including May 19, 1926 .....	441	Dismissed .....	
Restored to calendar .....	41	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	102	Granted on condition .....	
Requests to amend .....	17	Appliances approved .....	
Requests for modification .....	13	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	7	Rules disapproved or rescinded .....	
Requests for extension of permit .....	19	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	7	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
		Requests for modification granted .....	
		Requests for modification denied .....	
		Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
Total .....	1392	Total .....	
Disposed of .....	751		
Cases pending May 19, 1926 .....	641		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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mun Ref

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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XI

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No. 22

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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—Municipal Building, Rooms 1001 to 1015.

PHONE—Worth 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

cket.

l of Clerk's Calendar.

e Trial Calendar.

tices in Building Zone Cases.

utes of Special Meeting, May 21, 1926, at 10 a. m.

utes of Regular Meeting, May 25, 1926, at 10 a. m.

utes of Regular Meeting, May 25, 1926, at 2 p. m.

es.

gress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m. THE LIBRARY OF THE  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 1, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 8, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending May 26, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected</i>
476-26-A.....	F.D. ....	648 Broadway, Man., LC-33848
475-26-S.....	F.D. ....	302 Thompson ave., Q., Decision.
474-26-A.....	F.D. ....	231-239 Borden ave., L. I. C., Q. LF-89705-F-89709
473-26-BZ.....	B.B.B. ..	1832-40 Ocean ave., Bklyn., Applic. 13019-1926.
472-26-S.....	F.D. ....	36 E. 8th st., Man., LD-90647.
471-26-S.....	F.D. ....	229 Pacific st., Bklyn., LD-95085.
470-26-BZ.....	B.B.B. ..	1715-1717 Utica ave., Bklyn., Applic. 3922-1926.
469-26-S.....	F.D. ....	207 Center st., Man., LD-95835.
468-26-A.....	F.D. ....	85-87 Varet st., Bklyn., F-89985.
467-26-S.....	F.D. ....	85-87 Varet st., Bklyn. LD-89979.
466-26-S.....	F.D. ....	71-79 Otsego st., Bklyn., LD-92867.
465-26-A.....	F.D. ....	71-79 Otsego st., Bklyn. F-92866.
464-26-S.....	B.B.M. ..	35-37-39 W. 47th st., Man., N.B. 17-1925.
463-26-BZ.....	B.B.Q. ..	13408-13420 Liberty ave., Woodhaven, Qns., N.B. 5035-1926.
462-26-A.....	F.D. ....	237 Fordham rd., Bronx, N.B. 282-1926.
461-26-S.....	F.D. ....	35 W. 31st st., Man., LD-95065.
460-26-BZ.....	B.B.B. ..	N. E. cor. 5th ave. & 50th st., Bklyn. Applic. 6511-1926.
459-26-A.....	F.D. ....	220-22 W. 49th st., Man., F-94502.
458-26-SA.....	F.D. ....	Silent Automatic Burner— Model A, Appliance.
457-26-A.....	F.D. ....	2-8 Rector st., Man., Alt. 783-1926.
456-26-S.....	F.D. ....	206 W. 51st st., Man., LF-48289.
455-26-A.....	T.H.D. ..	212 W. 14th st., Man., Decision.
454-26-S.....	F.D. ....	9-11-13 E. 59th st., Man., LD-86242.
453-26-BZ.....	B.B.Bx. .	460-468 Southern blvd., Bronx, N.B. 876-1926.
452-26-S.....	F.D. ....	11 E. Houston st., Man., LD-95753.
451-26-SA.....	F.D. ....	Vesta Oil Burner, Appliance.
450-26-BZ.....	B.B.Q. ..	1696 Myrtle ave., Ridgewood, Qns. N.B. 6672-1926.
449-26-A.....	F.D. ....	71 N. 6th st., Bklyn, F-84775.

448-26-S.....	B.B.M. ..	58-64 W. 40th st., Man. (	
		fl.),	Viol. 971-1
447-26-S.....	B.B.M. ..	58-64 W. 40th st., Man. (	
		fl.),	Viol. 971-1
446-26-S.....	B.B.M. ..	58-64 W. 40th st., Man. (	
		fl.),	Viol. 971-1
445-26-S.....	B.B.M. ..	1896-1898 3rd ave., Man.,	Decis
444-26-S.....	B.B.M. ..	24-30 W. 39th st., Man.,	Viol. 410-1
443-26-SA.....	F.D. ....	American Anti-Syphon	Applia
		Oil Valve,	
442-26-A.....	F.D. ....	137-145 W. 48th st., Man.,	Order 1

## CODE.

F.D. ....	Fire Depart
H.D. ....	Health Depart
B.B.B. ....	Bureau of Buildings, Broc
B.B.M. ....	Bureau of Buildings, Manha
B.B.Q. ....	Bureau of Buildings, Q
B.B.R. ....	Bureau of Buildings, Richr
B.B.Bx. ....	Bureau of Buildings, B
T.H.D. ....	Tenement House Depart

## CALL OF CLERK'S CALENDAR.

**TUESDAY, JUNE 1, 1926, AT 2 P. M.**

### *Building Zone Cases.*

13-26-BZ.

APPLICANT—Henry J. Nurick, for Harry Gare, on  
PREMISES—316-320 Saratoga avenue, Brooklyn.  
APPLICATION, under sections 7a, 7e and 21 of the b  
ing zone resolution,  
TO PERMIT in a business district the extension  
garage for the storage of more than five (5) r  
vehicles.

101-26-BZ.

APPLICANT—Joseph W. Roth, owner.  
PREMISES—1575-1583 60th street, Brooklyn.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a business district the change of  
pancy of a building from a conforming u  
an automobile repair shop and also a po  
slaughter house.

203-26-BZ. .

APPLICANT—Joseph Popkin, for Benny Popkin, o  
PREMISES—402 Osborn street, Brooklyn.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a business district the alteration, e  
sion and use of a building as a poultry slau  
house.

230-26-BZ.

APPLICANT—Frederick J. Flynn, for Metrop  
Realty, Inc., owner.  
PREMISES—24-26 East 40th street, Manhattan.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a residence district the erection and  
tenance of a building for business occupancy.



# CALENDAR

26-BZ.  
 LICANT—John DeHart, for Morris Katz, owner.  
 MISES—3361-3371 Westchester avenue, The Bronx.  
 LICATION, under section 7b of the building zone resolution,  
 PERMIT the extension from a business district into a residence district of a proposed business building (stores).

3-BZ.  
 LICANT—Jacob Lubroth, Inc., for Beardsley Realty Corp., owner.  
 MISES—6306-6312 Bay parkway, Brooklyn.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

-BZ.  
 LICANT—Arnold Lichtig, for Mosholu Building Corp., owner.  
 MISES—188-196 Audubon avenue and 550 West 175th street, Manhattan.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

-BZ.  
 LICANT—Harry Schwartz and William Lipitz, for Isotta Motors, Inc.  
 MISES—131 West 52nd street, Manhattan.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a motor vehicle repair shop (previously dismissed).

-BZ.  
 LICANT—John J. Dunnigan, for Marie Carberry, owner.  
 MISES—West side Third avenue, 80.74 ft. south of East 182nd street, Bronx.  
 LICATION, under sections 7c and 21 of the building zone resolution,  
 PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board).

-BZ.  
 LICANT—S. Stanwood Menken, for 110 West 42nd Street Corporation, owner.  
 MISES—664 Fifth avenue, Manhattan.  
 LICATION, under sections 7c and 21 of the building zone resolution,  
 PERMIT in a residence district extending from a business district the erection and maintenance of a building for business purposes.

JUNE 1, 1926, 10 A. M.

*Appeals from Administrative Orders.*

-A—40-42 Elizabeth street, Manhattan.  
 -A—622-640 West 57th street, Manhattan.  
 -A—83-87 Broome street, Manhattan.  
 -A—21-23 Columbia street, Manhattan.  
 -A—370 Ninth avenue, Manhattan.

142-26-A—156 West 44th street, Manhattan.  
 172-26-A—31-57 43rd street, Brooklyn.  
 204-26-A—22 Park place, Manhattan.  
 212-26-A—104-118 Raymond street, Brooklyn.  
 223-26-A—3902-3912 14th avenue, Brooklyn.  
 228-26-A—90 Ridge street, Long Island City, Borough of Queens.  
 69-26-A—35-17 91st street, Jackson Heights, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 1, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1344-25-BZ—Application, December 28, 1925, under sections 7c, 7f and 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Bay Lumber Company, owner, to permit in a residence district extending from a business district the extension and enlargement of a lumber yard occupancy; premises west side of East 12th street, 100 ft. south of Avenue W, Brooklyn.

CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

CAL. NO. 199-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hymar Greenberg, owner, to permit in an "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district; premises southwest corner of Forest parkway and Ruth place, Borough of Queens.

CAL. NO. 222-26-BZ—Application, March 15, 1926, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of Corporation of Trinity Church, owner, to permit in a residence district extending from an unrestricted district the erection and maintenance of a factory building; premises 2-8 Clarkson street, 207-225 Varick street and 244-248 West Houston street, Manhattan.

CAL. NO. 135-26-BZ—Application, February 16, 1926, under sections 7e and 21 of the building zone resolution, of Livingston & Livingston, applicants, on behalf of Isaac Mintzer, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 528-544 Lefferts avenue, Brooklyn.

CAL. NO. 151-26-BZ—Application, February 23, 1926, under sections 7a and 21 of the building zone resolution, of Tengis Realty Co., Inc., applicant and owner, to permit in a residence district the change of occu-



# CALENDAR

pancy of the basement and first story from residence use to a business use; premises 81 West 118th street, Manhattan.

CAL. NO. 246-25-BZ—Application, March 3, 1925, under sections 7c and 21 of the building zone resolution, of Auguste W. Gahrman, applicant and owner, Benj. F. Baumiller, lessee, to permit partly in a business district and partly in a residence district the maintenance of a gasoline service station; premises east side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.

CAL. NO. 152-26-BZ—Application, February 23, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Adolf Lang, owner, to permit in a business district the change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1791 Boston road, The Bronx.

CAL. NO. 195-26-BZ—Application, March 8, 1926, under section 21 of the building zone resolution, of George Kindermann, applicant, on behalf of Manderkin Building Co., owner, to permit in a business district and also in a "B" area district the erection and maintenance of a building provided with a yard smaller than that required by the zone resolution; premises 1362-1366 Webster avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## JUNE 1, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

96-26-A—109-111 Montgomery street, Brooklyn.

1320-25-A—South side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens.

224-26-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, June 1, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 242-26-BZ—Application, March 22, 1926, under sections 7a and 21 of the building zone resolution, of Magnuson and Kleinert and Harrison G. Wiseman, architects, on behalf of 15th Street Amusement Company, owner, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes; premises 187-8-9 Prospect Park, West, Brooklyn.

CAL. NO. 25-26-BZ—Application, January 9, 1926, under section 7e of the building zone resolution, of Magnuson and Kleinert, architects and engineers, on behalf of Squilacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

CAL. NO. 729-23-BZ—Application, April 20, 1926, under section 7g of the building zone resolution of Joseph J. Dalmases, applicant on behalf of Conrad DiChristina, owner, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises (previously granted by the board for a temporary permit); premises 733-735 East 235th street, Bronx.

WILLIAM E. WALSH, *Chairman.*

## CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 8, 1926, AT 2 P. M.

### *Building Zone Cases.*

1083-25-BZ.

APPLICANT—Joseph Zicarelli, owner.

PREMISES—51 West 11th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and "B" area district the erection and maintenance of a rear extension in excess of more than 40 per cent of the area of the yard required by the zone resolution.

1322-25-BZ.

APPLICANT—Nathan D. Shapiro, for Sarah Rosen, owner.

PREMISES—394 South 2nd street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and maintenance of a fur dyeing and dressing factory.

198-26-BZ.

APPLICANT—Hugh Mulligan, for 353 Lexington Avenue Corp., owner.

PREMISES—349-353 Lexington avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from residence to business use.

240-26-BZ.

APPLICANT—A. J. Simberg, for Anna Shulman, owner.

PREMISES—1661 St. Nicholas avenue, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store purposes.

1335-25-BZ.

APPLICANT—Victor Mayper, for 915 Westchester Realty Corp., owner.

PREMISES—915 Westchester avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

## JUNE 8, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

1254-25-A—Certificate of approval for combustible material (Flit).

139-26-A—348 Fulton street, Brooklyn.



# CALENDAR

26-A—1-5 Franklin avenue, Brooklyn.  
 26-A—1381-97 Sedgwick avenue, Bronx.  
 26-A—150 William street, Manhattan.  
 25-A—217-223 East 43rd street and 218-226 East 44th street, Manhattan.  
 25-A—11-13 Emerson place, Brooklyn.  
 25-A—396-400 South 2nd street, Brooklyn.  
 25-A—56 Myrtle avenue, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, June 8, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

No. 1304-25-BZ—Application, December 16, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Samuel Berman, owner, to permit the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 2447-2449 Coney Island avenue, Brooklyn.

No. 120-26-BZ—Application, February 11, 1926, under section 21 of the building zone resolution, of Israel Spielberg, applicant, on behalf of May Firetag, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 109-25 Farmers avenue, Hollis, Borough of Queens.

No. 134-26-BZ—Application, February 16, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Rachael Kantrowitz and Louis Kantrowitz, owners, to permit in a residence district the conversion of occupancy of first floor from residence to a business use; premises 871 East 175th street, The Bronx.

No. 1135-25-BZ—Application, November 5, 1925, under section 21 of the building zone resolution, of William H. Kehoe, applicant, on behalf of Louis Edelstein, owner, to permit in a residence district the maintenance of a milk depot and also a garage for the storage of one (1) commercial motor vehicle; premises 541 Snediker avenue, Brooklyn.

No. 200-26-BZ—Application, March 9, 1925, under section 7e of the building zone resolution, of Edward P. Doyle, applicant, on behalf of W. & L. Auto Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 298-306 Lexington avenue, Brooklyn.

No. 285-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

No. 669-23-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of Leslie & Martin, applicants, on behalf of Jamaica Water Supply Com-

pany, owner, to permit in a residence district the erection and maintenance of a water pumping station (previously granted by the board); premises 118-50 128th street, Richmond Hill, Borough of Queens.

WILLIAM E. WALSH, *Chairman*.

JUNE 8, 1926, 2 P. M.

## Petitions for Variations.

880-25-S—254-258 35th street, Manhattan.  
 739-25-S—319-321 East 53rd street, Manhattan.  
 1214-25-S—228-238 East 44th street, Manhattan.  
 1234-25-S—2082 Third avenue, Manhattan.  
 1190-25-S—449 Union street, Brooklyn.  
 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
 1307-25-S—222-224 West 37th street, Manhattan.  
 86-26-S—47 East Houston street, Manhattan.  
 918-25-S—30-32 East 21st street, Manhattan.  
 1287-25-S—74 St. Edwards street, Brooklyn.  
 1712-21-S—80 West Houston street, Manhattan.  
 1351-17-S—113-121 Prince street, Manhattan.  
 899-25-S—121-123 Greene street, Manhattan.  
 962-25-S—117-119 West 26th street, Manhattan.  
 1140-25-S—217-223 East 43rd street and 218-226 East 44th street, Manhattan.  
 1274-25-S—2-8 West 141st street, Manhattan.  
 112-26-S—199-201 Greene street, Manhattan.  
 138-26-S—348 Fulton street, Brooklyn.  
 1023-25-S—199-209 Steuben street, Brooklyn.  
 7-26-S—24-26 East 13th street, Manhattan.  
 119-26-S—234-240 West 39th street, Manhattan.  
 122-26-S—550 Broadway, Manhattan.  
 178-26-S—20-22 East 57th street, Manhattan.  
 189-26-S—315 Seventh avenue, Manhattan.  
 194-26-S—100 Review avenue, Long Island City, Borough of Queens.

## Appliances Submitted for Approval.

161-26-SA—Petrol Domestic Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.

FRIDAY, JUNE 11, 1926, 10 A. M.

## SPECIAL MEETING.

### Rules.

598-19-SR—Fuel Oil Rules.  
 217-21-SR—Fuel Oil Rules.

JUNE 15, 1926, 10 A. M.

## Appeals from Administrative Orders.

1130-25-A—537-541 East 15th street, Manhattan.  
 85-26-A—328-340 Teneyck street, Brooklyn.



# CALENDAR

171-26-A—413 East 31st street, Manhattan.  
217-26-A—2290 Bedford avenue, 40 Snyder avenue and 2219 Albemarle road, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 15, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1144-24-BZ—Application, April 27, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Thomas Keenan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution); premises 560-562 11th street, Brooklyn.

CAL. NO. 1425-25-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

CAL. NO. 209-26-BZ—Application, March 12, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Tremont Monterey Corporation, owner, to permit in a residence district the alteration and conversion of use of dwellings to business purposes on the first story; premises 202-206 East Tremont avenue, The Bronx.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

WILLIAM E. WALSH, Chairman.

## JUNE 15, 1926, 2 P. M.

### Appeals from Administrative Orders.

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

68-25-A—Northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, June 15, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 95-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the extension and enlargement of an existing gasoline service station; premises southeast corner of East 168th street and Jerome avenue, The Bronx.

CAL. NO. 146-26-BZ—Application, February 23, 1926, under section 7c of the building zone resolution,

of Edward P. Doyle, applicant, on behalf of Lever & Sidway, Inc., owner, to permit in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicle premises 253-263 Nagle avenue, 500-501 West 204th street and 3814 Tenth avenue, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8504 Bay parkway, Brooklyn.

WILLIAM E. WALSH, Chairman.

## JUNE 22, 1926, 10 A. M.

### Appeals from Administrative Orders.

243-26-A—82-96 White street, Brooklyn.

247-26-A—383 Rider avenue, The Bronx.

257-26-A—383-393 Hamilton avenue and 567-577 Street, Brooklyn.

158-26-A—Northeast corner of Flushing and Highland avenues, Jamaica, Borough of Queens.

163-26-A—3973 Saxon avenue, The Bronx.

164-26-A—2873 Bainbridge avenue, The Bronx.

190-26-A—North side of Calyer street, 430 ft. west of West street, Bldg. A, and south side of Calyer street, 380 ft. west of West street, Bldg. B, Brooklyn.

202-26-A—619-621 East Fordham road and 2521 Huguenot avenue, The Bronx.

216-26-A—231-233 West 18th street, Manhattan.

231-26-A—517 83rd street, Brooklyn.

### Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 22, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter E. Evers, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north corner of Inwood avenue and Macdonald road, The Bronx.

WILLIAM E. WALSH, Chairman.

## JUNE 22, 1926, 2 P. M.

### Petitions for Variations.

196-26-S—300 ft. east of Bethel avenue and 500 ft. east of S. I. R. R., Tottenville, Borough of Richmond.

192-26-S—131 West 24th street, Manhattan.

993-25-S—408-410 Broadway, Manhattan.

28-25-S—17 East 54th street, Manhattan.

964-25-S—1364-1370 Broadway, Manhattan.

1131-25-S—135-137 East 12th street, Manhattan.



# CALENDAR

26-S—74 Foster avenue, Long Island City, Borough of Queens.  
 26-S—1600 Broadway, Manhattan.  
 26-S—321-335 Sixth avenue, Manhattan.  
 26-S—142 West 32nd street, Manhattan.  
 26-S—560-564 DeKalb avenue, Brooklyn.  
 26-S—753-755 Lexington avenue, Brooklyn.  
 25-S—252-258 West 37th street, Manhattan.  
 25-S—252-258 West 37th street, Manhattan.  
 25-S—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.  
 25-S—501 Seventh avenue, Manhattan.  
 25-S—501 Seventh avenue, Manhattan.  
 25-S—501 Seventh avenue, Manhattan.  
 26-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 26-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 25-S—153-159 West 27th street, Manhattan.  
 25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
 25-S—38 Paynter avenue, L. I. City, Borough of Queens.  
 26-S—23 West 32nd street, Manhattan.  
 25-S—424 Broome street, Manhattan.  
 18-S—535 West Broadway, Manhattan.  
 25-S—594-598 Eighth avenue and 272 West 39th street Manhattan.  
 26-S—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

## Appliances Submitted for Approval.

25-SA—New Way Hydrogen Gas Generator Burner, approval of.  
 26-SA—Sundh Closed Circuit Tank Alarm System, approval of.

FRIDAY, JUNE 25, 1926, 10 A. M.

## SPECIAL MEETING .

### Rules.

25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

JUNE 29, 1926, 10 A. M.

## Appeals from Administrative Orders.

26-A—596-614 Lenox avenue, Manhattan.  
 26-A—100 Review avenue, L. I. City, Borough of Queens.  
 26-A—Southwest corner of Van Alst and Harris avenues, L. I. City, Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 29, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 159-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Albert J. Schwarzler, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cromwell avenue and West 169th street, The Bronx.

CAL. NO. 210-26-BZ—Application, March 12, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter S. Thomson, owner, to permit in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 169th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 29, 1926, 2 P. M.

## Petitions for Variations.

1160-25-S—1337 Gates avenue, Brooklyn.  
 258-26-S—243 East 35th street, Manhattan.  
 259-26-S—219-229 West 40th street, Manhattan.  
 265-26-S—29 West 15th street, Manhattan.  
 269-26-S—51-57 West 39th street, Manhattan.  
 270-26-S—509-519 Eighth avenue and 304-306 West 36th street, Manhattan.  
 271-26-S—52 West 21st street, Manhattan.

JULY 6, 1926, 2 P. M.

## Petitions for Variations.

1074-25-S—11-13 Emerson place, Brooklyn.  
 1115-25-S—396-400 South 2nd street, Brooklyn.  
 1119-25-S—56 Myrtle avenue, Brooklyn.  
 1152-25-S—5 Great Jones street, Manhattan.  
 97-26-S—11-13 Thatford avenue, Brooklyn.  
 105-26-S—437 Metropolitan avenue, Brooklyn.  
 193-26-S—915-919 Broadway, Manhattan.  
 220-26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.  
 229-26-S—36 West 26th street, Manhattan.  
 237-26-S—209 Pearl street, Manhattan.  
 251-26-S—167 West 29th street, Manhattan.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 West 31st street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 West 31st street. Price, 30c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING.

FRIDAY MORNING, MAY 21, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

### RULES.

598-19-S.

PETITIONER—Superintendent of Bureau of Buildings, Manhattan.

SUBJECT—Amendment to rule 3 of the Fuel Oil Rules.

### APPEARANCES—

For Petitioner: Messrs. Becker, Staley, Knight, LeBlanc, Sage, Pierce, Miller, Kelly, Thulman, Sbare, Cavanaugh, Cosgrove, Folger, Olmstead, Brown, Kohl, Manney, Winquist, Silk, Lisson, Borland, Grant, Buchanan, Stark and Judge McCrea.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to June 11, 1926, 10 a. m., for further discussion.

217-21-S.

PETITIONER—Superintendent of Bureau of Buildings, Manhattan.

SUBJECT—Amendment to rule 3 of the Fuel Oil Rules.

### APPEARANCES—

For Petitioner: Messrs. Becker, Staley, Knight, LeBlanc, Sage, Pierce, Miller, Kelly, Thulman, Sbare, Cavanaugh, Cosgrove, Folger, Olmstead, Brown, Kohl, Manney, Winquist, Silk, Lisson, Borland, Grant, Buchanan, Stark and Judge McCrea.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to June 11, 1926, 10 a. m., for further discussion.

Adjourned 12.45 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, MAY 25, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon; also Deputy Chief Martin, substituting.

The minutes of the regular meeting of the board, held on Tuesday morning, May 18, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, May 18, 1926, were approved as printed in the Bulletin, No. 21, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

511-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Empire Switchboard Co., Inc., owner.

SUBJECT—Application for reopening—modification (re: appeal from order of fire commissioner).

PREMISES AFFECTED—810 4th avenue, Brooklyn.

### APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Request to reopen and modify denied.

### THE VOTE TO REOPEN AND MODIFY—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

1046-25-A.

APPELLANT—A. W. Brockway, for Muirson Label & Carton Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Decatur street and Irving avenue, Brooklyn.

### APPEARANCES—

For Appellant: Thomas B. Stewart.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

### THE RESOLUTION:

(1046-25-A)

WHEREAS, A. W. Brockway, for Muirson Label & Co., owner, filed, October 14, 1925, an appeal from a decision of the fire commissioner, affecting premises situated at the northwest corner of Decatur street and Irving avenue, Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 14, 1925, reads (Order No. 83504-F):

"1. Install a standpipe system with risers 4 in. in diameter in the one-story building on Decatur street, tested to withstand a pressure of 300 lbs. per sq. inch, extending from cellar to roof, with no check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, two stories in height, 255 ft. 5 in. by 100 ft. (approximately 25,550 sq. ft.) in area; subdivided by 12 in. brick wall openings therein protected with fire doors) into five approximately equal subdivisions of, respectively, about 5,110 sq. ft. in area; OCCUPIED for the manufacture of shipping containers, 83 persons in entire building;

WHEREAS, appellant contends that the building is accessible from four sides; that it is protected by an automatic sprinkler system and also a 2 in. standpipe system; that there are three fire hydrants located within 50 ft. of the building.

Resolved, that the order of the fire commissioner be it hereby is modified, and the appeal be and it be granted on condition that the building as now subdivided in area by walls of approved masonry, with all openings therein protected with fireproof doors, shall be maintained that the premises shall be equipped with an approved sprinkler system; that the building shall not be in



# MINUTES

light, area or dimension; and *granted* so long as conditions as to use and occupancy otherwise shall remain unchanged.

APPELLANT—Irwin M. Berliner, for Estate of G. Gennert, owner; H. Gennert, executor.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—24-26 East 13th street, Manhattan.  
APPEARANCES—

For Appellant: None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(8-26-A)

WHEREAS, Irwin M. Berliner, for Estate of G. Gennert, executor, owner, filed, January 4, 1926, an appeal from an order of the fire commissioner, affecting premises 24-26 East 13th street, Borough of Manhattan;

WHEREAS, the order of the fire commissioner, dated October 16, 1925, No. 81073-F, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east, west and south sides of building, or other approved protection, as per Section 375, Article 18, Chapter 5, of the Code of Ordinances."

WHEREAS, the building is non-fireproof, six stories in height, 49 ft. 2 3/4 in. by 103 ft. 2 in., irregular, in area at ground level, and 49 ft. 2 3/4 in. by 93 ft. 3 in. in area above. OCCUPIED: Basement, store; 1st story, part of 2nd story and 3rd story, photographic supplies, 24 persons; the remainder of the building occupied for the manufacture of glass windows, by bookbinders, engravers, etc., a total of 64 persons in entire building; there are windows on the easterly wall, in the westerly wall and in the south wall of the court which are within 30 ft. of openings adjoining premises and within 50 ft. of neighboring

and *Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects openings not on course of escapes or interior stairs or elevator shaft.

APPELLANT—Thomas P. Lancaster, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—25-27 Bergen street, Brooklyn.  
APPEARANCES—

For Appellant: W. R. Redmond.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0 and

## THE RESOLUTION:

(133-26-A)

WHEREAS, Thomas P. Lancaster, owner, filed, February 16, 1926, an appeal from an order of the fire commissioner, affecting premises 25-27 Bergen street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 16, 1925, Order No. 98746-LC, reads:

"6. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 30 lbs. per square inch, for all welded tanks, as per Rule 7, Section 1, of the Fuel Oil Rules.

"8. Provide a hydrostatic test of not less than 150 pounds per square inch for all fuel oil carrying piping of a normal working pressure of less than 100 pounds, as per Rule 8, Section 3 of the Fuel Oil Rules."

and

WHEREAS, the building is non-fireproof, three stories and cellar in height, 40 ft. 1 in. by 94 ft. in area; OCCUPIED as a tenant factory; 1st story, parquet floors, 3 persons; 2nd story, perfumes, 4 persons; 3rd story, ice cream, 3 persons; a fuel oil burning system has been installed in the cellar, using grade "A" oil, with the Williams Oil-O-Matic Burner (approved by the board under Cal. No. 918-22-SA), properly connected by piping to an underground storage tank of 1500 gallons capacity; and

WHEREAS, the appellant contends that the fuel oil burning system was installed October, 1923; that the installation of the storage tank and piping complied with the fuel oil rules in force at that time.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 6, on condition that certificate of factory test shall be filed with fire commissioner; and, as to Item 8, on condition that all piping throughout the fuel oil burning equipment shall be of standard wrought iron pipe, and that the installation shall comply with the fuel oil rules in all other respects.

143-26-A.

APPELLANT—James R. Sparrows Estate, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—50-54 Greenpoint avenue and 47-55 Milton street, Brooklyn.

APPEARANCES—

For Appellant: Edwin A. Sparrow.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(143-26-A)

WHEREAS, James R. Sparrows Est., owner, filed, February 18, 1926, an appeal from an order of the fire commissioner, affecting premises 50-54 Greenpoint avenue and 47-55 Milton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 13, 1925, Order No. 86153-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2 1/2 inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2 1/2 inch standard hose attached thereto."



# MINUTES

WHEREAS, the premises, facing on three street fronts, consist of one frame building, 75 ft. by 105 ft. (8,550 sq. ft.) in area; abutting and part of the same plant with a non-fireproof building 85 ft. by 100 ft. (8,500 sq. ft.) in area; they are two stories in height, connected by three doorways on 1st story and two doorways on 2nd story, all of which are provided with approved fire doors. OCCUPIED: 1st story, manufacture of chairs and barrels, 7 persons; 2nd story, manufacture of soda water, 7 persons; and

WHEREAS, the appellant contends that the fire hazard and occupancy are small; that each floor area is less than 10,000 sq. ft.; furthermore, this building is located on the corner where firemen have access from three street fronts.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the building shall remain as now subdivided, all openings in brick wall equipped with approved fire doors at both sides of each opening; that the premises shall be equipped throughout with four (4) 40-gallon casks on each floor, each cask equipped with six (6) water buckets, casks and buckets to be painted red and marked "FIRE".

169-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Servel Corp., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—607-611 West 47th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(169-26-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Servel Corporation, lessee, filed, February 27, 1926, an appeal from an order of the fire commissioner, affecting premises 607-11 West 47th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 23, 1925 (Order No. 32312-LC), reads:

"8. Remove all containers of methyl chloride from premises. Section 151, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, two stories in height, 75 ft. by 100 ft. 5 in. in area; OCCUPIED as a warehouse for the storage of electric refrigerators and also as a garage for the storage of ten commercial automobile vehicles (property of lessee of premises); there being also 1,000 pounds of methyl chloride (the refrigerating medium), in liquid form, stored in a fireproof room, equipped with a fireproof door, said room being located under the ramp leading to the 2nd story, 18 persons in entire premises; and

WHEREAS, appellant contends that the methyl chloride is not explosive; that it gives off no fumes and that all refilling from the large containers into the smaller units used in the refrigerators is done within the fireproof room.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

176-26-A.

APPELLANT—John J. Gilmartin, for M. Steenmarter, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—119-125 West 25th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on conditions.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(176-26-A)

WHEREAS, John J. Gilmartin, for M. Steenmarter, filed, March 1, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 119-125 West 25th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 1, 1925, reads (Order No. 81131-F):

"1. Provide iron shutters at all openings in the rear wall above 1st story which are distant in a line less than 30 ft. from any opening in any building and not in the same plane with said openings and which are not more than 50 ft. above a boring roof at rear and east side of building, on approved protection, as per Section 376, Article Chapter 5, of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 11 stories in height, 100 ft. by 93 ft. in area; OCCUPIED as a tenant building, 75 persons per story; EQUIPPED with a sprinkler system; and

WHEREAS, there are 19 openings in the rear wall, 1st story above the 1st story, within 30 ft. of opening in neighboring building to the rear and also eight openings in the easterly wall, on the 3rd to the 8th stories inclusive, within 50 ft. of the ROOFS of neighboring two and four-story buildings to the east; and

WHEREAS, appellant contends that the buildings to the rear are fireproof, sprinklered, and that the windows therein are fireproof and that the rear wall of the building in question are glazed with wire mesh; and

WHEREAS, appellant contends that the openings in building in question are fireproof on the 2nd to 6th stories inclusive; that the buildings forming the exposure to the rear are fireproof, sprinklered, and the windows are fireproof, and proposes to extend the existing sprinkler system by providing sprinkler heads within 18 in. of unprotected windows, and in rear to the exposures to the east proposes to provide fireproof windows at all openings within 50 ft. of the neighboring roofs to the east.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing triple-mullioned windows shall be equipped with not less than two heads each, and all single sash openings shall be equipped with one head; and *granted* so long as conditions of occupancy and use, also adjoining exposures, remain substantially unchanged.

179-26-A.

APPELLANT—Samuel Rosenblum, for S. M. Rosenblum, owner.

SUBJECT—Appeal from order of fire commissioner.



# MINUTES

PREMISES—Northeast corner of Grand & Rust streets (High street) and southeast corner of Bielby and Rust streets (High street), Maspeth, Borough of Queens.

## APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(179-26-A)

WHEREAS, Samuel Rosenblum, for S. Mayer & Sons, Inc., filed, March 1, 1926, an appeal from an order of the fire commissioner, affecting premises northeast corner of Grand and Rust streets, Maspeth, Borough of Queens; and WHEREAS, the order of the fire commissioner, dated July 30, 1925, reads (Order No. 83118-F):

"Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

WHEREAS, the building, facing on three street fronts, is fireproof, one story in height, 198 ft. by 61 ft. (approximately 12,000 sq. ft.), irregular in area; and having three-story extensions to the east; OCCUPIED for the manufacture of hats, 225 persons in entire premises; and

WHEREAS, appellant contends that the entire premises is protected by an automatic sprinkler system, connected by 6 in. connections to city main, with a siamese connection on Grand street, and also one on High street, and contends, further, that the building is under constant supervision by a watchman and clock service.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be equipped with an approved two-source wet sprinkler system; that a watchman system or service shall be maintained throughout the full 24 hours; that the premises shall not be increased in height, area or dimension; and granted so long as conditions as to occupancy and use shall remain unchanged.

184-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Globe Supply Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1986-1992 Broadway, Brooklyn.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(183-26-A)

WHEREAS, Croker National Fire Prevention Engineering

Company, for Globe Supply Company, owner, filed, March 2, 1926, an appeal from an order of the fire commissioner, affecting premises 1986-92 Broadway, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 26, 1924, Order No. 52092-F, reads:

"1. Install a yard hydrant as per Rule 37 adopted by the Board of Standards and Appeals July 20, 1923, Sec. 776, Greater New York Charter."

and

WHEREAS, the premises include almost the entire block, about 50,000 sq. ft. in area, with several frame sheds and a two-story concrete office building; OCCUPIED as a lumber yard, 10 persons; and

WHEREAS, the appellant contends that the premises open on four street fronts by means of seven large gateways leading to five driveways, 20 ft. in width on the premises; that there are twelve (40-gallon) tanks with 6 pails to each tank on the premises, and 7 fire hydrants on the street adjacent to the premises; that there are two fire alarm boxes within 500 ft. of the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the layout as to aisles and passageways with a width of not less than 20 ft. shall be maintained; that the lumber stacks shall not exceed a height of 15 ft.; and that the plant shall be equipped in addition to existing fire protection with not less than ten (10) 40-gallon water casks, each cask equipped with six (6) water buckets, casks and buckets to be painted red and marked "FIRE".

184-26-A.

APPELLANT—Knute Olsen, for Alice Kambourian, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—265 Lexington avenue, Manhattan.

## APPEARANCES—

For Appellant: Knute Olsen.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(184-26-A)

WHEREAS, Knute Olsen, for Alice Kambourian, owner, filed, March 2, 1926, an appeal from an order of the fire commissioner, affecting premises 265 Lexington avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 9, 1926, No. 33007-LC, reads:

"1. Provide a hydrostatic test of not less than one hundred pounds per square inch for all grade B Fuel Oil carrying piping as per Rule 25, Sec. 2 of the Fuel Oil Rules.

"2. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 30 pounds per square inch for all welded tanks, as per Rule 7, Sec. 1-b of the Fuel Oil Rules.

OR

"Provide a hydrostatic test of fuel oil storage tank or tanks of at least 25 lbs. per square inch, for all riveted tanks as per Rule 7, Sec. 1-b of the Fuel Oil Rules.

"3. Provide a pilot light for each automatic fuel oil burning system of an adequate intensity, in each com-



# MINUTES

bustion chamber, so arranged as not to be easily extinguished, as per Rule 28, of the Fuel Oil Rules.”;

and

WHEREAS, the building is non-fireproof, four stories in height, 16 ft. by 52 ft. in area; OCCUPIED as a residence, the owner having installed a fuel oil burning system, using grade “B” oil with a Powerlight Oilheat burner connected by piping to a 200-gallon storage tank located in the yard and enclosed with 4 in. terra cotta blocks; and

WHEREAS, the appellant contends, in regard to Items 1 and 2, that the piping throughout is known as standard, the 200-gallon storage tank complies with the fuel oil rules of January 18, 1924, and also had a shop test of 40 lbs. per sq. ft.; in regard to Item 3, that the burner used is non-automatic and does not require a pilot light.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 1, *on condition* that the equipment shall be provided with standard wrought iron pipe throughout; as to Item 2, *on condition* that certificate of factory test shall be filed with fire commissioner; and as to Item 3, *on condition* that the fuel oil installation shall comply with the fuel oil rules in all other respects.

188-26-A.

APPELLANT—John J. Gilmartin, for Lally Column Company, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—211-249 Lombardy street, Brooklyn.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(188-26-A)

WHEREAS, John J. Gilmartin, for Lally Column Company, Inc., owner, filed, March 4, 1926, an appeal from an order of the fire commissioner, affecting premises 211-249 Lombardy street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 25, 1925, No. 82573-F, reads:

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.”;

and

WHEREAS, the building is non-fireproof, one story and pent house (23 ft.) in height, 200 ft. by 212 ft. (about 40,000 sq. ft.) in area. OCCUPIED: 1st story, for the manufacture of Lally Columns, 35 persons; pent house, office, 10 persons; and

WHEREAS, the appellant contends that there are a great many doors and windows in the street walls facing Lombardy street, Gardner avenue and Anthony street, rendering easy access to the building; that the only materials used in the building are steel pipes, mixture of sand and cement, eliminating all possible fire hazard; the appellant further proposes to provide fire extinguishers, tanks and fire buckets.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased

in height, area or dimension; and *granted* so long as the use, occupancy and operation of the premises shall remain unchanged.

100-26-A.

APPELLANT—Erna Stein, lessee.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—161 West 34th street, Manhattan.

APPEARANCES—

For Appellant: Stewart Brown.

For Opposition: Captain Gibbs.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon

Absent

THE RESOLUTION:

(100-26-A)

WHEREAS, Erna Stein, for Ormand Realty Co., owner, filed, February 2, 1926, an appeal from an order of the superintendent of buildings, affecting premises No. 161 West 34th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings dated January 12, 1926, reads (Violation Order No. 532 1925):

“You are hereby notified that the building known as Number 161 West 34th Street, New York, does not conform to Section 215, Article 16, Chapter 23, of the section Code of Ordinances in the respects noted below:

“In that of placing and maintaining an electric sign on the front of building at 2nd story; building on street restricted as to electric signs.

“YOU ARE HEREBY DIRECTED TO REMOVE SAID SIGN.”;

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 100 ft. in area. OCCUPIED: 1st story, shoe store; mezzanine, beauty parlor, with an electric sign on the show window; upper stories, offices; and

WHEREAS, appellant contends that the sign is maintained within the building line and that the order does not apply to this type of sign; and

WHEREAS, no evidence was submitted to the board that permit had been obtained for erection of electric sign, and no contradiction by appellant's representative to statement made by opponent that no permit was ever procured from building department.

Resolved, that the order of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

431-25-A.

APPELLANT—J. F. McCarthy, for Lotos Oil & Distributing Corp., owner.

SUBJECT—Application for reopening—modification re: appeal from decision of fire commissioner.

PREMISES AFFECTED—218th to 220th street, Harlem River, Manhattan.

APPEARANCES—

For Appellant: J. F. McCarthy.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin

Negative

Absent

THE RESOLUTION:

(431-25-A)

WHEREAS, O'Connor & Bain, for Lotos Oil & Distributing



# MINUTES

Corp., owner, filed, April 21, 1925, an appeal with the board of appeals, from an order of the fire commissioner, directing premises 218th to 220th street and Harlem River, Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 1925, reads.

"5. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade level."

WHEREAS, the premises consist of a plot of ground, lying between Ninth avenue and Harlem river, 320 ft. by 110 ft. in area, upon which is located the oil storage and distributing plant of the Lotos Oil Distributing Corp., consisting of an office, a pump house and also twelve (12) 500 gallon storage tanks, each 11 ft. in diameter and 11 ft. long, used for the storage of gasoline; the tanks are located in a concrete enclosure of sufficient area and height to accommodate the liquid capacity of said tanks; the tops of tanks are located approximately 6 ft. above ground level; and

WHEREAS, appellant contends that, due to the nature of the soil and the height of the water table, it would be a hardship to comply with the order of the fire commissioner.

Cal. No. 421-25-A.

June 8th, 1925.

PREMISES. 218th to 220th Street & Harlem River, Manhattan.

## REPORT OF COMMITTEE:

A committee of the Board consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Holland and Connell visited the above premises on June 8th, 1925.

The appeal is before the Board on an order of the Fire Commissioner requiring the burial of oil storage tanks. The appellant seeks relief from the entire burial of the tanks for the reasons that the ground is on the banks of the Harlem River and if compelled to bury same they would be below tide level. The property is now occupied with temporary wooden shacks and one story frame structures set on discarded scows.

The entire west side of 9th Avenue (north of the 3rd Avenue car barns on 217th Street) is vacant, so there is no improvement that would be in any way impaired or adversely affected by any means of hazard.

The plans before us on this appeal, propose the installation of twelve steel tanks, installed horizontally; the natural grade is approximately six feet above tide water.

The committee recommends that the proposed installation be separated into batteries of not more than three tanks to each battery and that the tanks be set approximately half-way (diameter) below grade and that the enclosure walls shall be built of reinforced concrete, carried to the top of the tanks, and all enclosures and tanks to be filled and covered over with earth; the fill to extend not less than three feet above the top of the tanks, and that a reinforced concrete wall shall be erected outside the tank installation enclosure; these outside enclosure walls to be not less than 10 ft. high, the earth fill to be sloped from the top to the inside of the exterior enclosure walls at bottom; the tanks so installed to be equipped in accordance with the rules of the Fire Department and the ordinances in all other respects; a yard hydrant with anti-freezing valves and siamese connection to be provided at the end of the dock, connected to and supplied from approved pumps hooked up to the city water mains, and that a revolving water line nozzle shall be provided, one to each battery enclosure of three (3) tanks, and that an approved liquid fire-fighting medium shall be provided and maintained operative from an independent pump house, the pump house to be isolated from the tank

enclosure and to be constructed fireproof. It is further recommended that the sub-dividing wall between each battery of tanks shall be carried up at least 6 ft. above the top of the earth fill of the tanks, the ends of these walls to be returned on a rack of 45 degrees at opposite ends, and that a return of the drawings shall be made to this Board for approval, in compliance with the foregoing report.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
HENRY L. CONNELL,  
JAMES P. HOLLAND.

and

WHEREAS, this appeal was granted by the board at its meetings June 9, 1925, November 24, 1925, and January 26, 1926, on certain conditions, and appellant requested a modification of these conditions; and

WHEREAS, plans were filed and approved by the board July 28, 1925, and appellant now requests a further modification of the resolution and of the plans.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the equipment shall be installed in accordance with the recommendations of the report of the committee of inspection, except that the siamese connection at end of dock and the revolving water line nozzle to the battery enclosure can be omitted and the entire premises be enclosed in a wall of reinforced concrete or approved masonry, the exterior of front wall facing the street to be finished with face brick; the plans to be approved permitting a bypass on the suction and discharge lines of tanks Nos. 1 and 12; and permitting the concrete walls separating the batteries of tanks to be not less than 6 ft. in height above the top of tanks, and that the earth fill above the top of the tank shall be not less than 4 ft. in depth at any point. The necessary permits required by law to be obtained and work executed to completion without suspension or unnecessary delay.

## BUILDING ZONE CASES.

95-26-BZ.

APPLICANT—William F. Doyle, for Benj. Sobol, owner.

SUBJECT—Application (re: decision of fire commissioner), under sections 21 and 7a of the building zone resolution, to permit in a business district the extension and enlargement of an existing gasoline service station.

PREMISES AFFECTED—Southeast corner of East 168th street and Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of applicant.

146-26-BZ.

APPLICANT—Edward P. Doyle, for Lever & Sidway, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—253-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., to obtain consents.



# MINUTES

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsh Building Co., Inc.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for a business occupancy on the first story.

PREMISES AFFECTED—8502-8512 Bay parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Henry Perlman.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of both sides.

729-23-BZ.

APPLICANT—Joseph J. Dalmases, for Conrad Di Christina, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7g of the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises (previously granted by the board for a temporary period).

PREMISES AFFECTED—733-735 East 235th street, The Bronx.

APPEARANCES—

For Applicant: Joseph J. Dalmases.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1926, at 2 p. m., to check consents.

853-25-BZ.

APPLICANT—McCooey & Conroy, for Fogel-Hirsh Building Co., Inc., owner.

SUBJECT—Application for approval of plans (re: decision of superintendent of buildings), to permit in a residence district the erection and maintenance of a residence building to be used for store purposes only on the first story.

PREMISES AFFECTED—8501-8511 Fourth avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Plans approved as in substantial compliance with resolution adopted.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

84-26-BZ.

APPLICANT—John J. Dunnigan, for Louis Manzi, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a bakery.

PREMISES AFFECTED—747 East 215th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(84-26-BZ)

WHEREAS, John J. Dunnigan, for Louis Manzi, owner filed, January 28, 1926, an application, under the building zone resolution, to permit in a residence district the maintenance of a bakery; premises 747 East 215th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 25, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue is in a business district, and that East 215th street and East 216th street are both in residence districts; and

WHEREAS, the order of the superintendent of buildings rendered October 1, 1925, reads:

"You will please take notice that there exists a violation of Section 4 of the Building Code at the premises hereinafter described in that of building contrary to approved plan, to wit: building a stone extension at rear for use as baker's oven, same also being contrary to the Building Zone Resolution.";

and

WHEREAS, the premises consist of a two-story brick dwelling, 21 ft. 6 in. by 55 ft. in area, at the corner of which there is a stone oven 16 ft. by 16 ft. in area and 6 ft. in height; it is proposed to maintain this baker's oven; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects a one-story addition at the rear of the premises for business use, restricted to a one-story structure not exceeding 6 ft. in height and an area not in excess of 1 ft. sq., approximately, on condition that an open, unencumbered runway or side court, for the entire depth of the lot shall be maintained; that the entire structure otherwise of the street front shall be maintained and conducted as a conforming dwelling use; that there shall be no signs of any nature or description erected or maintained on the premises; and that all permits required for the conduct of the business on the premises shall be obtained within ninety days.

621-25-BZ.

APPLICANT—C. Alfred Foster, for D. Tedesco, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7a-b-c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—63-67 New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John J. Campbell, D. Tedesco and Alfred Foster.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle.....

Negative: Commissioner Connell and Chief Kenlon .....

Absent .....

THE RESOLUTION:

(621-25-BZ)

WHEREAS, C. Alfred Foster, for D. Tedesco, owner, filed



# MINUTES

16, 1925, an application, under the building zone resolution to permit the extension from an unrestricted district into residence district of a proposed garage for the storage of more than five motor vehicles; premises 63-67 New York Street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting of May 25, 1926, after due notice by publication in the minutes of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue is in an unrestricted district and that Pacific street is in a residence district and

WHEREAS, the decision of the superintendent of buildings, rendered May 7, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a public garage for more than five motor vehicles partly in a residential district (20 ft.).";

WHEREAS, the proposed building is of non-fireproof construction, two stories and cellar in height, with a frontage of 50 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7a, 7b and 7c of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application and it hereby is *denied*.

6-BZ.

APPLICANT—William F. Doyle, for Garden Investing Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—52-54 West 67th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Charles J. Nehrbas, Casper A. Campbell and C. W. Fosdick.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(145-26-BZ)

WHEREAS, William F. Doyle, for Garden Investing Company, Inc., owner, filed, February 19, 1926, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of more than five (5) motor vehicles; premises 52-54 West 67th Street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting of May 25, 1926, after due notice by publication in the minutes of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 67th street is in a residence district, and that Columbus avenue and West 66th Street are both in business districts; and

WHEREAS, the order of the superintendent of buildings, rendered December 1, 1925, reads:

"TO—George D. Grundy, Lessee,

45 West 57th Street,

New York City.

"You are hereby notified that the building situate on the front of the lot on the south side of West 67th Street, commencing about 200 feet from the southeast corner of Columbus Avenue and West 67th Street, being a cellar, 3-story non-fireproof building, about 50 feet front, 50 feet rear, 55 feet deep and 50 feet in height and occupied as a public garage and known as Number 52-54 West 67th Street and located in a residence district, the Borough of Manhattan, in the City of New York, does not conform to Section 3 of the Building Zone Resolution, of the Board of Estimate and Apportionment adopted July 25th, 1916, in the respects noted below:

"In that of occupying the cellar, 1st, 2nd and 3rd stories as a public garage, contrary to certificate of occupancy 2064 and Building Zone Resolution.

"You are hereby directed to discontinue use, in compliance with the requirements of the Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, three stories and cellar in height, with a frontage of 50 ft. and a depth of 95 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, these premises were operated as a public garage under permit from the superintendent of buildings and under permit issued by the fire department, and between the years 1919 and 1924 the upper portion was used for business purposes in conjunction with the abutting business occupancy at the rear; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* to restore the use of the premises as a public garage, *on condition* that there shall be no horizontal connection with the building to the rear on 66th street; that the structure shall not be increased in height, area or dimensions; that the building shall be fire-retarded throughout in accordance with the rules of the board of standards and appeals; that the entire premises shall be equipped with a wet sprinkler system, with direct connection to the city main; that not more than one tank of not exceeding 550 gallons of gasoline shall be stored on the premises, and that same shall be located at the street front, westerly end of the building; that all permits required shall be obtained within six months and any work entailed thereby shall be completed within nine months from the date of this action.

232-26-BZ.

APPLICANT—Hiram Feldman, for Feldshill Construction Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.

PREMISES AFFECTED—Northwest corner of Webster avenue and Ford street, The Bronx.

APPEARANCES—

For Applicant: Hiram Feldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(232-26-BZ)

WHEREAS, Hiram Feldman, for Feldshill Construction Corporation, owner, filed, March 19, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building; premises northwest corner of Webster avenue and Ford street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 25, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue is in a business district, and that Ford street and Tiebout avenue are both in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 9, 1926, reads:

"1. Erection of proposed theatre and store building in business district extending into a residence district is contrary to provisions of Building Zone Resolution.";  
and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 125 ft.; to be occupied as a theatre; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7b of the building zone resolution, and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a one-story structure in height; that the use, occupancy and operation shall be restricted to a motion picture theatre; that there shall be no openings of any nature or description within the residence portion of the building; that there shall be no openings on 4th street, other than two emergency exit openings; that the rear wall and northerly gable wall shall be unpierced throughout their entire height and length; that the street front on 4th street and on Webster avenue shall be finished with face brick and architectural terra cotta or stone trimmings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

358-26-BZ.

APPLICANT—New York Telephone Company, for Albert J. Schwarzler, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c, 7d and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed telephone exchange building.

PREMISES AFFECTED—South side of East 175th street, between Grand Concourse and Walton avenue, The Bronx.

APPEARANCES—

For Applicant: N. H. Egleston.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(358-26-BZ)

WHEREAS, New York Telephone Co., for Albert Schwarzler, owner, filed, April 23, 1926, an application, under the building zone resolution, to permit the extension from a business district into a residence district of a proposed telephone exchange building; premises south side of East 175th street, between Grand concourse and Walton avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 25, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 175th street is in a business district; that Grand concourse is in a residence district, below the concourse level at crossings, business; that Walton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 15, 1926, reads:

"1. Erection of proposed business building (telephone exchange) in a business district extending into a residence district is contrary to provisions of Building Zone Resolution.";  
and

WHEREAS, the proposed building is of fireproof construction, seven stories in height, with a frontage of 264 ft. 11 in. and a depth of 100 ft.; to be occupied as a telephone exchange building; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7c and 7d of the building zone resolution, and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as affects the structure above the level of the concourse, *on condition* that the building shall not exceed in height 11 stories above the concourse grade; that the entire structure shall be restricted to the use, conduct and operation of a telephone exchange, with such administration offices there as are incidental to and required in the conduct of a telephone exchange; that the front elevation on the concourse 167th street and Walton avenue shall be finished in brick, with architectural terra cotta or natural stone trimmings; that there shall not be more than one entrance to the concourse front of the structure; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

275-25-BZ.

APPLICANT—John J. Beatty, on behalf of Leo Sheridan, owner.

SUBJECT—Application (re: decision of superintendent of buildings), to permit in a business district the erection and maintenance of a garage for storage of more than five (5) motor vehicles (for reconsideration and modification of structural requirements of resolution originally adopted).

PREMISES AFFECTED—88-110 Crown street, Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(275-25-BZ)

WHEREAS, Leo Sheridan, owner, filed, March 11, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 88-110 Crown street, Borough of Brooklyn; and WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 25, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and WHEREAS, the use district maps accompanying the building zone resolution show that Crown street, Montgomery street and Bedford avenue are all in business districts; and WHEREAS, the decision of the superintendent of buildings, rendered March 10, 1925, reads:

"The erection of a public garage for more than five motor vehicles in a business district.";

and WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 240 ft. and a depth of 131 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed it would be a hardship and practical difficulties in the way of carrying out the strict letter of the building zone resolution; and

WHEREAS, the premises is to be used as an automobile manufacturer's sales agency and distributing station, for automobiles in live storage, which are the property of the tenant or operator of the premises.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be restricted to a one-story structure in height above grade, subdivided into three areas by walls of approved masonry, running above the roof, with not more than two openings in each partition, equipped with self-closing fireproof doors; that the two sections of the basement wall shall not exceed 66 ft. on the street fronts, the structure, at the centre of the premises, to be maintained without any cellar; that the rear and gable walls shall be unpierced throughout their entire height and length; that the entire premises shall be equipped with an approved one-inch water sprinkler system with not less than 4 in. connection to the city main; that the garage shall be erected fireproof, other than the roof construction, which shall be of flat design and fire retarded on the under side in accordance with the rules of the board of standards and appeals; that a 2½ in. fire line connected to the city main shall be provided on the interior, at the front of the building, at each opening, equipped with not less than 100 ft. of 2½ in. hose; that any gasoline storage shall be limited to one tank of not exceeding 550 gallons, located at approximately the centre of the structure; that all required permits shall be obtained within ninety days and the work completed within six months from the date of this action.

3-23-BZ.

APPLICANT—Gray & Tomlin, for Kings County Buick, Inc., lessee.

SUBJECT—Application for reopening—amendment (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also to be used as a motor vehicle repair shop.

PREMISES AFFECTED—62-100 Empire boulevard, Brooklyn.

APPEARANCES—

For Applicant: Andrew S. Derby.  
For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(558-23-BZ)

WHEREAS, Jenks & Rogers, for Realty Associates, owner, filed, May 7, 1923, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and as a motor vehicle repair shop; premises 62-100 Empire boulevard, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, March 18, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Empire boulevard, Franklin avenue and Bedford road are business districts and Sterling street is a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 16, 1923, in acting on Application No. 6748-23, reads:

"Denied—Proposition contrary to the Zone Resolution, Art. II, Sec. 4. A public garage and repair shop in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 340 ft. and a depth of 100 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 83 per cent of the property frontage deemed to be affected; and

WHEREAS, the board of appeals, under date of March 18, 1924, adopted the following resolution:

*Resolved*, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure be limited to a one-story building above grade, divided substantially into three (3) parts as indicated on plans on file in this appeal; that the rear and gable walls shall be of brick construction and shall be unpierced throughout their entire height and length; that any openings in the subdividing walls of the structure shall be protected with self-closing fire doors; that the front of the building shall be finished substantially in accordance with the design of the facade filed in this application, any exposed masonry work of front elevation to be of face brick and ornamental trimmings of architectural terra cotta or stone;

*Resolved, further*, that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.";

and

WHEREAS, the present lessee now requests a modification of this resolution to permit openings in the division wall between these premises and No. 1039-1057 Franklin avenue.

*Resolved*, that the board of standards and appeals does hereby modify the resolution adopted March 18, 1924, to permit operation of both premises by one lessee during the continuance of the lease, as a sales and distributing sta-



# MINUTES

tion for automobile manufacturers, *on condition* that not more than one opening be permitted between the adjoining buildings, not exceeding 80 sq. ft., protected with self-closing fireproof doors, only during the continuance of the existing lease, and to be built up with approved masonry at the termination of the lease.

478-23-BZ.

APPLICANT—Gray & Tomlin, for Kings County Buick, Inc., lessee.

SUBJECT—Application for reopening—amendment (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1039-1057 Franklin avenue, Brooklyn.

APPEARANCES—

For Applicant: Andrew S. Derby.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

.....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(478-23-BZ)

WHEREAS, John De Hart, for Edith P. Ruckert, owner, filed, April 18, 1923, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1039-1057 Franklin avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, June 19, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Franklin avenue, Washington avenue and Empire boulevard are business districts; and

WHEREAS, the decision of the superintendent of buildings reads:

"Denied—Proposition contrary to zone resolution. Art. 2, sec. 4, a storage garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 169 ft. and a depth of 188 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 25, 1916, a stable for more than five horses; and

WHEREAS, the board of appeals, under date of June 19, 1923, adopted the following resolution:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that all permits necessary for the prosecution of the work shall be obtained within nine months and the structure completed within eighteen months from the date of this action; that the rear and gable walls shall be unpierced throughout their entire height and length; that the building shall be restricted to one story in height, of flat-roof design and construction; that any skylights in the roof of the garage shall be glazed with plain glass, protected above and below with wire guards; and that the front of the building shall be built, as to

material and architectural treatment and design, substantially in accordance with the drawings and elevations on file in this appeal.";

and

WHEREAS, the present lessee now requests a modification of this resolution to permit openings in the division wall between these premises and No. 62-100 Empire boulevard.

Resolved, that the board of standards and appeals do hereby modify the resolution adopted June 19, 1923, to permit operation of both premises by one lessee during the continuance of the lease, as a sales and distributing station for automobile manufacturers, *on condition* that not more than one opening be permitted between the adjoining buildings, not exceeding 80 sq. ft., protected with self-closing fireproof doors, only during the continuance of the existing lease, and to be built up with approved masonry at the termination of the lease.

463-21-BZ.

APPLICANT—Louis A. Sheinart, for Taft Buick Corporation.

SUBJECT—Application for reopening—amendment (re: appeal from order of fire commissioner).

PREMISES AFFECTED—139 Broadway, Flushing Borough of Queens.

APPEARANCES—

For Applicant: Louis A. Sheinart.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

.....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(463-21-BZ)

WHEREAS, A. Edward Richardson, for Taft City Garage owner, filed, April 21, 1921, with the board of appeals, application under the building zone resolution to permit in a business district the alteration of an existing building to be used as a salesroom and garage for more than five motor vehicles; premises 139 Broadway, Flushing Queens; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting June 19, 1921, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is a business district and Main street is a business district; and

WHEREAS, the decision of the superintendent of buildings rendered December 6, 1920, in acting on Alt. Application No. 3170-20, reads:

"The change and extension of this building for use as a service station is prohibited by the Zoning Resolution.";

and

WHEREAS, the building is of brick and frame construction, three stories in height, 50 ft. by 125 ft. in area the 1st story and 38 ft. by 44 ft. 6 in. irregular above; to be occupied in the 1st story as salesroom and garage for more than five motor vehicles and as offices and studios above; and

WHEREAS, there existed a stable for more than five horses on this street between the intersecting streets July 25, 1916, which stable still exists, and no one appeared in opposition to the granting of this application and petitions endorsing this application having been filed from the Chamber of Commerce of the Borough of Queens and the Flushing United Association; and



# MINUTES

WHEREAS, the following resolution was adopted by the board of appeals at its meeting June 28, 1924:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that no gasoline tank shall be maintained on the premises; that no repairs other than minor repairs and adjustments shall be made; that no power machinery of any type shall be installed, and that the interior of the garage, walls and ceilings shall be covered with approved fire retarding material and that there shall be no connection between the garage and the business portion of the building above the 1st story; that the walls separating the show rooms from the garage portion of the

building on the 1st story shall be unpierced except for one doorway, which shall be protected by an automatic self-closing fireproof door.";

and

WHEREAS, the owner requests a modification of the resolution.

Resolved, that the board of standards and appeals does hereby modify the resolution adopted June 28, 1924, only so far as concerns opening between the accessory store and garage area not exceeding 3 ft. by 7 ft., equipped with self-closing fireproof door, the conditions in the original resolution otherwise to remain the same.

Adjourned 2.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, MAY 25, 1926.

Present: Chairman Walsh, Commissioners Connell, and Guilfoyle, Chief Kenlon and Deputy Chief in.

### RULES.

-SR.  
PETITIONER—National Automatic Sprinkler Association.

SUBJECT—Proposed amendments to the sprinkler rules.  
APPEARANCES—

For Petitioner: I. G. Hoagland, H. H. Murdock, A. C. Bang and Mr. Boone.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 25, 1926, at 10 a. m., for further discussion.

### PETITIONS FOR VARIATIONS.

725-S.  
PETITIONER—Edward P. Doyle, for 159 West 27th Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—153-159 West 27th street, Manhattan.

APPEARANCES—  
For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m., on request of petitioner.

725-S.  
PETITIONER—Rt. Rev. Joseph H. McMahon, executor of the Estate of Catherine and Mary Tone, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—424 Broome street, Manhattan.

APPEARANCES—  
For Petitioner: Irene A. Hendrick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m., on request of petitioner.

725-S.  
PETITIONER—McKenzie, Voorhees & Gmelin, for Bell Laboratories, Inc., owner.

SUBJECT—Variation of labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—744-754 Washington street and 51-55 Bethune street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.; not reached when the board adjourned.

722-25-S.

PETITIONER—John Hessler, for Hessler Realty Corp., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—38 Paynter avenue, Long Island City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.; not reached when the board adjourned.

14-26-S.

PETITIONER—Samuel Rosenblum, for F. Livingston Pell, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—23 West 32nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.; not reached when the board adjourned.

70-18-S.

PETITIONER—E. S. Willard & Company, on behalf of Louis E. Lahens, trustee for owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—535 West Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.; not reached when the board adjourned.

1269-25-S.

PETITIONER—Herbert Wilson, for 598 Eighth Avenue Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—594-598 Eighth avenue, 272 West 39th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.; not reached when the board adjourned.



# MINUTES

1186-25-S.  
 PETITIONER—Lynn Iron Works.  
 SUBJECT—Application for reopening—modification—  
 variation of labor law as cited in order of fire  
 commissioner.  
 PREMISES AFFECTED—41-45 Washington avenue,  
 Brooklyn.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to June 8, 1926, at  
 2 p. m.; not reached before board adjourned.

21-26-S.  
 PETITIONER—James A. O'Gorman, Jr., for 15 East  
 53rd Street Corporation, owner.  
 SUBJECT—Application for reopening—modification—  
 variation of labor law as cited in decision of  
 superintendent of buildings.  
 PREMISES AFFECTED—15 East 53rd Street, Man-  
 hattan.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to June 8, 1926, at  
 2 p. m.; not reached before board adjourned.

1256-25-S.  
 PETITIONER—F. Hager, for I. Berkenfeld, owner.  
 SUBJECT—Variation of labor law as cited in order of  
 fire commissioner.  
 PREMISES AFFECTED—53 West 19th street, Man-  
 hattan.  
 APPEARANCES—None.  
 ACTION OF BOARD—Petition withdrawn.  
 THE VOTE TO WITHDRAW—  
 Affirmative: Chairman Walsh, Commission-  
 ers Connell, Holland and Guilfoyle and  
 Deputy Chief Martin ..... 5  
 Negative ..... 0  
 Absent ..... 0

1191-25-S.  
 PETITIONER—William F. Regan, for Samuel Glass,  
 owner.  
 SUBJECT—Variation of labor law as cited in order of  
 fire commissioner.  
 PREMISES AFFECTED—299 Wallabout street,  
 Brooklyn.  
 APPEARANCES—  
 For Petitioner: William F. Regan.  
 For Administration: Inspector Maher of fire  
 department.  
 ACTION OF BOARD—Petition granted on condition.  
 CONDITIONS—As specified in resolution.  
 THE VOTE—  
 Affirmative: Chairman Walsh, Commission-  
 ers Connell, Holland and Guilfoyle and  
 Chief Kenlon ..... 5  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION: (1191-25-S)

WHEREAS, William F. Regan, for Samuel Glass, owner,  
 filed, November 17, 1925, a petition for variation from the  
 requirements of the labor law, as cited in an order of the  
 fire commissioner, affecting premises 299 Wallabout street,  
 Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated De-  
 cember 2, 1924 (Order No. 69078-LD), reads:

"1. Arrange the fire escape on the south side west  
 wing of rear building and the opening leading thereto  
 and the windows opening on the course thereof so  
 that same are in compliance with the provisions of Sec-  
 tions 273 and 274 of the Labor Law. \* \* \* Among  
 the defects noted on this fire escape are the follow-  
 ing: \* \* \*. 3. No fireproof passageway from termina-  
 tion to street.

"2. Remove the substandard fire escape on the  
 side west wing or reconstruct same as per Sec  
 of the Labor Law and Rule 3, as amended by the  
 of Standards and Appeals, May 9th, 1924. Among  
 defects noted are the following: 1. No stairs cor-  
 ing balconies. \* \* \*. 3. No egress from termin-

"3. Arrange the fire escape on the front of east  
 of building and the openings leading thereto and  
 windows opening on the course thereof so that sam  
 in compliance with the provisions of Sections 273  
 274 of the Labor Law. \* \* \*. Among the de  
 noted on this fire escape are the following: \* \* \*  
 No fireproof passageway from termination to stre

"4. Remove the substandard fire escape on the  
 of building or reconstruct same as per Sec. 274 o  
 Labor Law. \* \* \*. Among the defects noted ar  
 following: \* \* \*. 1. Windows on course not firep  
 self-closing. 2. No drop ladder in guides from l  
 balcony to street.

"5. Enclose the interior stairway at east sid  
 building serving as a required means of exit, and  
 landings, platforms, passageways, connecting ther  
 on all sides, with partitions of fire resisting mat  
 extending continuously from 1st to the undersid  
 the roof boards constructed as per Sec. 271 of  
 Labor Law \* \* \*.

"6. Provide a second means of exit from 4th  
 east wing, as per Section 271 of the Labor Law."

and

WHEREAS, the premises consist of a "T"-shaped non-  
 proof building; the central portion being four stories  
 east wing four stories and the west wing three stori  
 height, having a frontage of 25 ft., 125 ft. wide at the  
 and the wings being, respectively, 25 ft. and 27 ft. 6 i  
 depth. OCCUPIED: 1st story, assembling lighting fixt  
 4 persons; upper stories, clothing manufacture, 55 pe  
 on each story; EQUIPPED with a fire alarm signal  
 tem. EXITS: One interior wooden stairway, exten  
 from the 1st to top story, enclosed in wood partitions,  
 covered on both sides, with fireproof doors at openings  
 iron bridge connecting the fourth stories of the central  
 tion and the east wing; four fire escapes; one on the s  
 side of the west wing, extending from the top story  
 cony to yard; with egress from yard by means of  
 sageways, through buildings on front of lot, leading  
 street; one passage being a fire-retarded covered drive  
 9 ft. wide and the other being the 3 ft. hallway of a d  
 ing on the front of the lot and in same ownership as p  
 ises in question; a fire escape on the east side of the  
 wing, extending from 3rd story balcony to yard, with  
 egress from termination as the fire escape on south  
 of west wing; a fire escape in the front of the east  
 extending from the top story balcony to yard, with e  
 from yard to street by means of hallways of two dwell  
 on the front of lot and under same ownership as pre  
 in question; and a fire escape on the front of the buil  
 having fireproof windows on the 3rd and 4th stories  
 extending from the top story balcony to the 2nd story  
 cony, with a PROPOSED counterbalanced stair to st  
 and

WHEREAS, petitioner requests the acceptance of the  
 isting means of egress from the termination of the  
 escapes; and, in regard to the fireproofing of the win  
 along the course of the fire escape on the front of the b  
 ing, contends that the windows on the 1st and 2nd st  
 were built for display purposes and that they are gl  
 with plate glass, and requests the acceptance of the e  
 ing interior stairway.

Resolved, that the board of standards and appeals  
 hereby make a variation from the requirements of the  
 law, and that the petition be and it hereby is granted,  
 Order No. 69078-LD, Items 1, 2, 3 and 4, on condition  
 the existing fire escapes shall be made structurally s



# MINUTES

that all openings on the course of same shall be provided self-closing fireproof windows; that the fire escape on Vallabout street front shall be provided with counter-  
ce stairs to street, with egress from the termination  
e fire escape on the rear of building, through the hall-  
of the tenement house on the front of the lot in the  
ownership; *granted*, as to Item No. 5, *on condition*  
Items Nos. 1, 2, 3 and 4, as modified, shall be com-  
with and that the present enclosure of pressed metal  
self-closing fireproof doors at the openings shall be  
ained; *granted*, as to Item No. 6, *on condition* that  
necting iron balcony shall be provided from the rear of  
th story of the building to the four-story building on  
Vallabout street front; *granted* only so long as condi-  
as to use and occupancy remain unchanged and that  
ntire properties shall remain in a single ownership and  
tion.

-S.  
ITIONER—Samuel Rosenblum, for Dobbs & Co.,  
lessee.

JECT—Variation of labor law as cited in orders of  
fire commissioner.

MISES AFFECTED—618-620 Fifth avenue and 2  
West 50th street, Manhattan.

EARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire  
department.

ION OF BOARD—Petition granted on condition.

DITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

IE RESOLUTION:

(45-26-S)

HEREAS, Samuel Rosenblum, for Dobbs & Company, les-  
filed, January 19, 1926, a petition for variation from  
requirements of the labor law, as cited in orders of the  
commissioner, affecting premises 618-20 Fifth avenue  
2 West 50th street, Borough of Manhattan; and

HEREAS, the orders of the fire commissioner, dated  
h 23, 1925, read:

No. 74328-LD—

"1. Extend the interior stairway at the south side  
of building No. 620 Fifth Avenue to the roof, as per  
Section 271 of the Labor Law, said extension and the  
landings and passageways connecting therewith to be en-  
closed on all sides with partitions of fire resisting mate-  
rial extending at least 3 ft. above the roof, as per Sec-  
tions 271 and 272 of the Labor Law \* \* \*.

"2. Extend the interior stairway at the west side of  
No. 2 West 50th Street to the roof, as per Section  
271 of the Labor Law, said extension and the landings  
and passageways connecting therewith to be enclosed  
on all sides with partitions of fire resisting material  
extending at least 3 ft. above the roof, as per Sections  
271 and 272 of the Labor Law \* \* \*.

"3. Enclose the interior stairway at the west side  
of No. 2 West 50th Street serving as a required means  
of exit and the landings, platforms and passageways  
connecting therewith on all sides with partitions of fire  
resisting material extending continuously from the cel-  
ar to 3 feet above the roof, constructed as per Section  
271 of the Labor Law \* \* \*."

Order No. 74329-LD—

"1. Provide approved self-closing fire doors at open-  
ings leading to stairway in 620 Fifth Avenue portion  
of building on all stories, opening outwardly so as not

to obstruct the stairway as per Section 271 of the  
Labor Law and Rule 507 of the Industrial Code

OR

"Reduce the area of wire glass in doors leading to  
interior stairway at the south side of No. 620 Fifth  
Avenue on all stories so that no single pane of glass  
exceeds 360 square inches of area and not more than  
720 square inches on any one story as per Section 271  
of the Labor Law and Rule 505 of the Industrial Code  
as amended by the Board of Standards and Appeals,  
April 3, 1923.";

and

WHEREAS, the premises consist of a group of three in-  
terconnected non-fireproof buildings, No. 618 and No. 620  
Fifth avenue being, each, six stories (No. 618 having a  
pent house story) in height, 25 ft. in width and 100 ft. in  
depth; No. 2 West 50th street being five stories in height,  
25 ft. by 60 ft. in depth at 1st story and 25 ft. by 40  
ft. in area above. OCCUPIED: 618 Fifth avenue—1st fl.,  
store, 6 persons; 2nd fl., show room, 7 persons; 3rd fl., of-  
fices, 20 persons; 4th fl., work room, 30 persons; 5th fl.,  
show room, 5 persons; 6th fl., offices, 6 persons; pent house,  
stock, 2 persons. 620 Fifth avenue—1st fl., store, 5 per-  
sons; 2nd fl., show room, 4 persons; 3rd fl., show room, 4  
persons; 4th fl., show room, 3 persons; 5th fl., work and  
show room, 15 persons; 6th fl., studios, 6 persons. 2 West  
50th street—1st fl., store, 5 persons; 2nd fl., show room, 2  
persons; 3rd fl., show and rest room, 1 person; 4th fl., work  
and show room, 8 persons; 5th fl., work room, 8 persons;  
EQUIPPED with a fire alarm signal system. EXITS:  
Fifth avenue section—One interior fireproof stairway, ex-  
tending from 1st story to roof of No. 620 Fifth avenue;  
an iron ladder leading to scuttle in roof and also a sepa-  
rate stairway leading to the roof of the pent house. West  
50th street section—A wooden stairway extending from the  
1st story to top story, with iron ladder to scuttle in roof;  
a regulation exterior stairway on the rear of No. 618 Fifth  
avenue, with party wall balconies connecting No. 618 and  
No. 620, extending from the roof of the pent house to the  
yard of Nos. 4-6 West 50th street, also connecting to roof  
of extension to south; and

WHEREAS, petitioner contends, in regard to extending the  
stairs in No. 620 Fifth avenue to the roof, that they do  
run to the roof and that there are two means of reaching  
the pent house roof on No. 618; and contends, further, in  
view of the light occupancy, and the horizontal openings,  
that the existing means of exit are adequate.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* from the requirements of the labor  
law, and that the petition be and it hereby is *granted*, as  
to Order No. 74328-LD, *on condition* that a fixed 45 degree  
iron stairs shall be provided from roof of the main building  
No. 620 to the roof of the pent house of No. 618 Fifth  
avenue; *denied*, as to Items No. 2 and 3; *granted*, as to  
Order No. 74329-LD, Item No. 1, only so far as it affects  
metal covered doors, with eight glass panels in each door,  
not to exceed 9 in. by 10 in., the panels to be subdivided  
with metal muntins; *granted* only so long as conditions as  
to use and occupancy remain substantially unchanged.

67-26-S.

PETITIONER—Gresham Realty Company, Inc., for  
Orinoco Realty Company, owner.

SUBJECT—Variation of labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—127-133 West 26th street, Man-  
hattan.

APPEARANCES—

For Petitioner: A. T. Essex.

For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Petition denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(67-26-S)

WHEREAS, Gresham Realty Company, Inc., for Orinoco Realty Company, owner, filed, January 26, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 127-133 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 18, 1925, No. 88447-LD, reads:

"1. Remove the candy stand from passageway of exterior screened stairway on east side of building on 1st story, Rule 6, Board of Standards and Appeals, adopted July 29th, 1924.";

and

WHEREAS, the building is fireproof, 12 stories in height, 88 ft. by 86 ft. in area; OCCUPIED as a tenant factory, 50 persons on each story; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings, two outside standard fireproof stairways; and

WHEREAS, the petitioner contends that the candy stand is situated in an out of the way corner; furthermore, the hall is kept clear of obstructions at all times.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1306-25-S.

PETITIONER—Erwin Rebafka, for Estate of J. W. T. Nichols, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—108 Grand street, Manhattan.

## APPEARANCES—

For Petitioner: Erwin Rebafka.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(1306-25-S)

WHEREAS, Erwin Rebafka, for Estate of J. W. T. Nichols, owner, filed, December 16, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 108 Grand street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 14, 1925, No. 87132-LD, reads:

"1. Extend the interior stairway at the west side of the building to the roof as per Section 271 of the Labor Law. Said extension shall be enclosed in partitions of fire resisting material. Extending to bulkhead on the roof, as per Section 271 of the Labor Law and Rule 1 of the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 90 ft. in area at 1st story and 25 ft. by 80 ft. in area above; OCCUPIED as a tenant factory; 1st story, cigars, 25 persons; 2nd story, multigraphing, 20 persons; 3rd story, knit goods, 10 persons; 4th story, waistbands, 13 persons; EQUIPPED with a fire alarm system.

EXITS: An interior wooden stairway, extending from 1st story to top story, enclosed in wooden partitions with wooden doors at openings, a ladder to roof scuttle, a standard fire escape on the front of the building, also a party wall fire escape on the rear of the building, having fireproof openings along the course thereof, extending from 2nd story to the top story, and a gooseneck ladder to roof; and EGRESS from the termination of the rear fire escape by means of the party wall balcony leading to No. 110 Grand street; ROOFS of adjoining buildings, 8 ft. higher at west same height at east; and

WHEREAS, the petitioner contends that, since Cal. No. 274-16-S was denied for the same subject matter, approved horizontal exits have been constructed in the west side wall at the 2nd, 3rd, 4th and 5th stories, leading to No. 110 Grand street; that the occupancy is small and the exits are now adequate.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

50-26-S.

PETITIONER—Albert J. Courtney, for B. Tomby, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—9 East 47th street, Manhattan.

## APPEARANCES—

For Petitioner: Albert J. Courtney.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on conditions.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Negative .....	
Absent .....	

## THE RESOLUTION:

(50-26-S)

WHEREAS, Albert J. Courtney, for B. Tomby, Inc., lessee, filed, January 21, 1926, a petition for variation from requirements of the labor law, as cited in an order of fire commissioner, affecting premises 9 East 47th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 12, 1925 (No. 76955-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following:

"No 45 degree permanent or counterbalanced stairway from lowest balcony. No fireproof passage from termination to street. Openings on course of fire escape are not fireproof, self-closing.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 65 ft. in area. OCCUPIED: 1st story, manufacture of lamp shades, 9 persons; 2nd story, manufacture of dresses, 8 persons; 3rd story, stock of men's clothing, 6 persons; 4th story, stock of linen and millinery and manufacture of corsets, 6 persons; 5th story, architect and an interior decorator, 5 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story (with ladder to bulkhead in roof), enclosed in wooden and plaster partitions with wooden doors at openings; a fire escape on the rear of the building, having unprotected



# MINUTES

gs along the course thereof, extending from the top story balcony to the yard; with EGRESS from the termination of the fire escape by means of a door in fence leading to yard of building to the east, thence by means of fireproof passageway to street; ROOFS of adjoining buildings, 1 story above to the east and to west; and

WHEREAS, petitioner proposes to comply with the order accepting as to the egress from termination of fire escape street, and requests the acceptance of the proposed means of egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape, on condition that iron stairs shall be provided between this yard and the adjoining premises to the east, with egress through the adjoining yard at the east by means of iron stairs to existing balcony fire escape at the 1st story, with fireproof passage leading directly therefrom to the street; that the building shall be equipped with an interior fire alarm system and that the occupancy shall not be greater than 25 persons above the 2nd story.

3-26-S.  
PETITIONER—A. E. Nast, for Henry Phipps Estate, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—6-8 West 22nd street, Manhattan.

APPEARANCES—

For Petitioner: Frederick L. Wagner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(58-26-S)

WHEREAS, A. E. Nast, for Henry Phipps Estate, owner, filed, January 22, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 6-8 West 22nd street, borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 5, 1926 (No. 89256-LD), reads:

"2. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273 of the Labor Law."

and  
WHEREAS, the building is non-fireproof, five stories in height, 56 ft. by 90 ft. in area at 1st story and 56 ft. by 5 ft. in area above, separated into two sections by a fore and aft brick wall. OCCUPIED: 1st story, store; upper stories, manufacture of dresses; 2nd story, 30 persons; 3rd story, 30 persons; 4th story, 30 persons; 5th story, 40 persons; EQUIPPED with a fire alarm signal system. EX-TS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire-resisting partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the yard; with EGRESS from the termination of the fire escape by means of an iron bridge connecting the 2nd story balcony with fire escapes on the adjoining building to west and also leading to the yard

of No. 11 West 21st street, all of these buildings being under the same ownership; ROOFS of adjoining buildings, to east 7 stories higher, to west same height; and

WHEREAS, petitioner contends that this fire escape was erected and approved some time ago in accordance with the requirements at that time and contends, further, that the existing means of egress from the termination of the fire escape are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape, on condition that the balcony of the premises shall be connected with rear balcony of premises No. 10, 12 and 14, with egress through premises No. 14 West 22nd street and to yard of premises No. 11 West 21st street, and thence through plain glass door to street front, all premises being in one ownership.

74-26-S.

PETITIONER—Samuel Rosenblum, for Ocean Beach Realty Corp., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—35-37 West 3rd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum, Mr. Coch-rine and Mr. Worden.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(74-26-S)

WHEREAS, Samuel Rosenblum, for Ocean Beach Realty Corporation, lessee, filed, January 27, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 35-37 West 3rd street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 17, 1926, No. 91178-LD, reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law \* \* \*.

"Among the defects noted are the following: No counterbalanced stairway from lowest balcony to ground. No fireproof passageway from termination to the street.

"2. Remove the substandard fire escapes on front of building or reconstruct same as per Sec. 274 of the Labor Law and Rule 3, Board of Standards and Appeals adopted May 9th, 1924.

"Among the defects noted are the following: Windows on course not fireproof, self-closing. No 60 degree connecting stairs."

and

WHEREAS, the premises consist of two non-fireproof seven-story buildings; No. 35 being 45 ft. by 95 ft. in area and No. 37 being 45 ft. by 145 ft. 5 in. in area; being connected on each story by horizontal openings (protected by double rolling shutter doors) in the division wall. OCCUPIED as a tenant factory; No. 35 West 3rd street—1st story, store; 2nd story, 10 persons; 3rd story, 7 persons; 4th story, 10 persons; 5th story, 10 persons; 6th story, 30 persons; 7th story, 20 persons. No. 37 West 3rd street—1st story, store; 2nd story, 5 persons; 3rd story, 10 persons; 4th story, 15



# MINUTES

persons; 5th story, 7 persons; 6th story, 8 persons; 7th story, 2 persons; a total occupancy of 87 persons above the 1st story in No. 35 and 47 persons above the 1st story in No. 37; EQUIPPED with a sprinkler system having a gravity tank and pressure tank supply and also a telegraphic communication to fire headquarters. EXITS: An interior wooden stairway in each building, enclosed in fire-resisting partitions with fire doors at openings; a substandard fire escape on the front of each building, extending from the top story to the 2nd story balcony with counterbalanced stair to street; a party wall balcony on the rear wall of the buildings, with fireproof openings along the course thereof, with double rung connecting ladders, extending from the top story to the 1st story balcony; and

WHEREAS, petitioner contends that formerly orders of a similar general nature on the exits were the subject of an appeal—Cal. No. 687-18-S; that a variation was granted on condition, permitting a certain occupancy; that the conditions have been complied with, and, although the type of occupancy is different than the occupancy at the previous variation, the number of persons is not in excess of the former occupancy.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 1, on condition that stairs at an angle of not more than 60 degrees shall be provided throughout the run of the fire escape, and that a balcony platform shall be provided as a termination for the rear fire escape to yard of premises to the rear on Greene street, with egress through plain glass openings to Greene street, with knobs on the outside of existing doors to fire escapes; granted, as to Item No. 2, on condition that the existing fire escapes on the front of the building shall be made and maintained structurally safe, with connecting stairs at an angle of not more than 60 degrees, and that all windows on the course of the fire escape shall be made fireproof, or the openings protected by interior sprinkler heads, not more than 3 ft. distant therefrom; and granted only so long as conditions as to occupancy and use remain unchanged.

87-26-S.

PETITIONER—Shampan & Shampan, for Schuyler Development Co., Inc., lessee.

SUBJECT—Variation of labor law as cited in decisions of superintendent of buildings.

PREMISES AFFECTED—553-555 Eighth avenue and 304 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Fred J. Faulhaber.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(87-26-S)

WHEREAS, Shampan & Shampan, for Kap Realty Co., Inc., owner, filed, January 28, 1926, a petition for variation from the requirements of the labor law, as cited in decisions of the superintendent of buildings, affecting premises Nos. 553-555 Eighth avenue and No. 304 West 38th street, Borough of Manhattan; and

WHEREAS, the decisions of the superintendent of buildings, dated January 12, 1926, and January 22, 1926, respectively, read:

(N. B. Application No. 362-1925)

"12. All windows throughout must be fireproof, self-closing with panes not over 720 square inches each as per Labor Law, Sections 264-7. Panes larger than 720 square inches are not permitted."

(N. B. Application No. 362-1925)

"15. All windows throughout must be fireproof, self-closing as per Section 264-7 of Labor Law."

and

WHEREAS, the building, facing on Eighth avenue and also on West 38th street, is fireproof, 23 stories in height, irregular in area, having a frontage of 49 ft. 4 in. on Eighth avenue and 25 ft. on West 38th street. OCCUPIED: 1st story stores; upper stories, tenant factory, approximately 110 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, there are openings in the street walls on the Eighth avenue and also the West 38th street fronts of the building, on the 1st, 2nd and 3rd stories, glazed with  $\frac{1}{4}$  in. plate glass; the maximum area of the glass on the 1st story being 16 ft. 8 in. by 10 ft. and on the 2nd and 3rd stories being 9 ft. by 6 ft. 8 in., and petitioner proposes to omit the self-closing devices on all windows in both street walls of the building, below the 13th story.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 12 as to the windows on the three (3) lower stories on the street front only, on condition that all openings shall be equipped with metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; granted, as to Item No. 15, only so far as it affects the self-closing devices on the windows of the Eighth avenue frontage below the 13th story on the street fronts, and that the requirements of the labor law shall be complied with in all other respects.

90-26-S.

PETITIONER—Arthur Paul Hess, for David Perlman, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—345-351 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Edward Levy.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(90-26-S)

WHEREAS, Arthur Paul Hess, for David Perlman, owner, filed, January 29, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 345-351 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated January 22, 1926, reads (N. B. Application No. 40-1925):

"4. Proposed construction of windows is contrary to the requirements of Section 264, Subd. 7c of Labor Law and Rule 503 of Industrial Code."

and

WHEREAS, the building is fireproof, 14 stories in height, 83 ft. 4 in. by 98 ft. 9 in. in area. OCCUPIED: 1st story stores; upper stories, offices, show rooms and 25 per cent manufacturing; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street wall of the building on the 1st and 2nd stories, glazed with plate glass; the maximum area of the glass on the 1st story being 16 ft. 1 1/2 in. by 7 ft. 4 in. and on the 2nd story being 3 ft. 9 in. by 7 ft.; and



# MINUTES

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower two stories and, also, would affect the architectural appearance of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, so far as it affects the windows on the street front of the two (2) lower stories, *on condition* that all openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

114-26-S.  
PETITIONER—Samuel Rosenblum, for Simon J. Harding, mortgagee in possession.  
SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.  
PREMISES AFFECTED—29 Mangin street, Manhattan.

APPEARANCES—  
For Petitioner: Samuel Rosenblum.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(106-26-S)

WHEREAS, Samuel Rosenblum, for Simon J. Harding, petitioner, filed, February 5, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 29 Mangin street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 16, 1926, reads (Alt. Applic. No. 2001-1925):  
"10. Stair enclosure must be fire retarded in accordance with Rule 504 of the Industrial Code.";

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 100 ft. 2 in. in area at 1st story and 25 ft. by 95 ft. 2 in. in area above. OCCUPIED: 1st floor, office; 2nd floor, front, apartment, 2 persons; rear, vacant at present; 3rd floor, manufacturing coats, 25 persons; 4th floor, manufacturing suits, 30 persons; 5th floor, vacant at present; 6th floor, rear, manufacturing coats, 18 persons; 7th floor, vacant at present; vacant when occupied will not exceed capacity of interior (28 persons per story); EQUIPPED with a fire alarm system. EXITS: An interior wooden stairway, existing from the 1st story to top story; enclosed in wood sash, covered with wood sheathing,  $\frac{1}{2}$  in. plaster boards stamped metal on both sides, with fireproof doors at openings; a 60 degree fire escape on the rear of the building having fireproof self-closing windows along the course of roof, extending from the roof to the yard; with EGRESS in the termination of the fire escape by means of door opening leading to yard of premises to north; ROOFS adjoining buildings, to north 6 stories lower, to south 6 stories lower; and

WHEREAS, petitioner contends that the occupancy is not hazardous and proposes to cover the existing partitions with stamped metal.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on*

*condition* that the existing enclosure, to wit,  $\frac{7}{8}$  in. tongue and groove boarding on both sides of the stair and hall enclosure, shall be covered with  $\frac{1}{2}$  in. plaster board with 20 gauge stamped metal, lapped seams, and fire stopped between the floor beams throughout, all openings to be equipped with self-closing fireproof doors opening out, and *granted* only so long as conditions as to occupancy and use shall remain unchanged.

114-26-S.  
PETITIONER—Sugarman & Berger, for 63 Prince Street Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—63-65-67 Prince street, Manhattan.

APPEARANCES—  
For Petitioner: William J. Minogue.  
ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(114-26-S)

WHEREAS, Sugarman and Berger, for 63 Prince Street Corporation, owner, filed, February 10, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 63-65-67 Prince street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 22, 1926, N. B. Applic. No. 415-1925, reads:

"1. All windows should conform to Section 264 of Labor Law. No pane in windows may exceed 720 square inches.";

and  
WHEREAS, the building is fireproof, 15 stories in height, 84 ft. 9 in. by 143 ft. 4 in. in area; OCCUPIED as a tenant factory, 120 persons on each story; and

WHEREAS, the petitioner proposes to install plate glass windows set in metal frames on the three street fronts, the maximum size, 1st story, 10 ft. by 9 ft. 5 in.; 2nd story, 4 ft. 6 in. by 6 ft. 2 in.; the petitioner contends that the windows under this petition will be used as show windows.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the openings on the street front of the two (2) lower stories, *on condition* that all openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

126-26-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Clemens Realty Co., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—352 7th avenue, Manhattan.

APPEARANCES—  
For Petitioner: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(126-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Clemens Realty Company, owner, filed, February 15, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 352 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 30, 1926, No. 90381-LD, reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 38 ft. by 121 ft. ("L"-shape) in area; OCCUPIED as a tenant factory, approximately 530 persons above the 1st story; petitioner occupying the 3rd story as a manufacturing furrier, 23 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the partitions enclosing the entrance hall, office and show rooms are ornamental hardwood partitions, and are so arranged as not to interfere with the operation of the sprinkler system.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partitions subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

132-26-S.

PETITIONER—Samuel Rosenblum, for Pechman Showcase & Store Fixture Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—76-86 9th street, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(132-26-S)

WHEREAS, Samuel Rosenblum, for Pechman Showcase Store Fixture Co., Inc., owner, filed, February 16, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises Nos. 76-86 9th street, Borough of Brooklyn;

WHEREAS, the orders of the fire commissioner, dated January 12, 1926, and January 14, 1926, respectively, (Order No. 89645-LD):

"1. Arrange bars on windows on 1st and 2nd story north side and 1st story south side so as to be removable or removable from both sides in such a manner as to afford the free and unobstructed use of windows for purposes of egress, as per Section of the Labor Law."

(Order No. 89722-LD)

"1. Remove the substandard fire escape on the north side of the building near centre or reconstruct same to conform with Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals amended 9th, 1924.

"Among the defects noted on this fire escape are the following:

"Windows on course not fireproof nor self-closing."

"2. Remove the substandard fire escape on the west side of the building near westerly end or reconstruct same to conform with Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, amended 5/9/24. Among the defects noted on this fire escape are the following:

"No balconies at each story connected with stairways placed at an angle of not more than sixty degrees. Windows on course not fireproof nor self-closing. Balconies be maintained structurally safe and properly partitioned. No sign of any character shall be placed at openings leading to same."

and

WHEREAS, the building is non-fireproof, four stories in height, 125 ft. by 45 ft. in area; OCCUPIED for manufacture of show cases and display counters; 1st story, 12 persons; 2nd story, 2 persons; 3rd story, 4 persons; 4th story, 2 persons. EXITS: Two interior wooden stairways, each extending from the 1st story to top story, each enclosed in wood board partitions; a 60 degree fire escape on the front, centre, of the building, having protected openings along the course thereof, extending from the top story balcony to the 2nd story balcony, with ladder to street; a substandard fire escape, on the front of the building, extending from the 2nd story to street; and

WHEREAS, there are two windows in the 2nd story wall and twelve windows in the 1st story street wall of the building, protected by iron bars; and

WHEREAS, petitioner contends that the building is provided with legal exits (the interior stairs) and that the fire escape on the front centre will be painted and maintained structurally safe; that the fire escape at the front west side of the building is but an accommodation stairway leading from street to the office of the firm, and contends, further, that the barred windows are a necessary precaution against fire; that the building is only 45 ft. deep and that other exits are available.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, on condition that the building is only 45 ft. deep and that other exits are available. Order No. 89645-LD, Item No. 1, on condition that required legal interior stairs shall be maintained, with



# MINUTES

gress from the termination to the street and that not less than one exit shall be provided on the rear of the building to the yard of the premises adjoining in the same use and occupation; *granted*, as to Order No. 89722-LD, Item No. 1, *on condition* that connecting stairs shall be provided at an angle of not more than 60 degrees, with gooseneck ladder from top story balcony to roof and counterbalanced drop ladder in guides from lowest balcony to ground; *denied*, as to Item No. 2, and *granted* only so long as conditions to use and occupancy and all legal exits are maintained.

78-26-S.  
PETITIONER—Morris Cukor, for B. D. G., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—24 Union square east, Manhattan.

APPEARANCES—

For Petitioner: Morris Cukor.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(78-26-S)

WHEREAS, Morris Cukor, for B. D. G., Inc., owner, filed, January 21, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 24 Union square east, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 24, 1925, reads (Order No. 88819-LD):

"1. Provide safe and unobstructed egress from the lower termination of the rear fire escape by constructing a fireproof passageway with an unobstructed width of at least three feet throughout, leading to the street, \* \* \*";

WHEREAS, the building is non-fireproof, four stories and basement in height, 26 ft. by 125 ft. in area at 1st story and 26 ft. by 85 ft. in area above. OCCUPIED: Basement, press room; 1st story, linotyping; 2nd story, office, 10 persons; 3rd story, office, 18 persons; 4th story, linotyping, 10 persons. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in wire lath and cement partitions with wooden doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the main roof to the roof of the 1st story extension; with EGRESS from the termination of the fire escape by means of a 22 in. stairway leading from the roof of the extension to a window opening into the basement and leading, also, to the cellar through a door leading to a brick passageway to stairs leading to street; ROOFS of adjoining buildings, to north 25 ft. higher, to south same level; and

WHEREAS, petitioner contends that the existing means of egress from the termination of the fire escape are adequate. *Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the egress from the termination of the fire escape on rear of building, *on condition* that the ceiling of the press room extension shall be fire retarded throughout, skylights in roof of same to be glazed with fire glass and two (2) portable hooked iron ladders chained

to the parapet walls to be provided on the rear of the 1st story extension of sufficient length to reach the yard to the rear on 15th street; *granted* only so long as conditions as to use and occupancy remain substantially unchanged.

## APPLIANCES SUBMITTED FOR APPROVAL.

815-25-SA.

PETITIONER—New Way Hydrogen Gas Generator Company.

SUBJECT—Approval of New Way Gas Generator Burner.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 22, 1926, at 2 p. m.

1151-25-SA.

PETITIONER—Florence Stove Company.

SUBJECT—Approval of Florence Garage Heater.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

111-26-SA.

PETITIONER—Warren Brothers Company.

SUBJECT—Approval of Gem Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

113-26-SA.

PETITIONER—Orr Engineering Corporation.

SUBJECT—Approval of Orr Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending report of committee of inspection.

2-26-SA.

PETITIONER—American Fire Prevention Bureau, Inc.

SUBJECT—Approval of Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

91-26-SA.

PETITIONER—Signal Engineering & Manufacturing Company.

SUBJECT—Approval of Signal Standpipe Alarm Panel.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

62-24-SA.

PETITIONER—William F. Doyle.

SUBJECT—Application for reopening—amendment—approval of Kleen Heat Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.; not reached before the board adjourned.

1295-24-S.

PETITIONER—Automatic Burner Corporation.

SUBJECT—Application for reopening—modification of resolution—re: approval of A. B. C. Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 8, 1926, at 2 p. m.; not reached before the board adjourned.

Adjourned 5.35 p. m.

WILLIAM J. O'GORMAN, Secretary.



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918; REVISED MAY 13, 1919.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

**Rule 2. Definitions Relating to Elevators.**

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely re-

newed, at the discretion of the superintendent of buildings. Where hand power elevators are changed to power driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. Such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 8 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the up and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speed exceeding one hundred (100) feet per minute, and hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and safety device and the slack rope device when required and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speed one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At normal speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge and control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having legible letters and figures on same, which shall designate the number of pounds weight which said elevator is safely carry.

Future installations shall be designed to sustain all their parts a load per square foot of platform inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet
- (c) 50 pounds for hand-power passenger elevators

**Rule 8. Rules to be Posted.** In the car of a passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the



# RULES

n of elevators as he may deem necessary to insure public safety, including the number of passengers that a car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In new installations full automatic push button elevators shall be so designed and equipped that the car, at its rated speed and load, will automatically stop when the floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is locked and latched. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt connected from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first main entrance story and in the top story, provided the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is provided preventing the operation of the car while the car gate is distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls. No alteration not in compliance with the above provisions shall be made to any existing passenger elevator.

**Rule 12. Hoistway Enclosure.** In the existing and new installations where no enclosure of solid partition is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure shall be constructed of mesh work, grille work or slatted work, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ( $1\frac{1}{2}$ ) inches; when grille work is used there shall be not more than one and one-half ( $1\frac{1}{2}$ ) inches space between any two members, except that where plain straight bars, not filled in with mesh, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ( $\frac{3}{8}$ ) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by any regulation as a shaft enclosure is altered, such

alteration shall be of substantial material and construction, properly braced and carried the full height of the openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the



# RULES

uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved limit devices as follows:

- (a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;
- (b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;
- (c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;
- (d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;
- (e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;
- (f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the

operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switch shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall be equipped with approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or cable attached to the drum becomes slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator unless the machine is provided with special equipment. The car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

**Rule 24. Escalators.** In future, every escalator stalled shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials: except that the platform may be of wood covered on the underside with incombustible material. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less shall be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for car enclosure, including the top, it shall be constructed of not more than one and one-half inch space between two members; except that where straight bars not fitted with scroll work are used there shall be not more than one-half inch space between members. When the clearance between car and counterweight is less than two (2) inches, the top of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half (1/2) inch mesh of not lighter than No. 16 U. S. wire, to a height of not less than six (6) feet six inches.

In existing installations in factory buildings only, the spaces exceed those specified for future installations it shall be deemed satisfactory if the grille work is protected by suitable screen or wire mesh fastened to the enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have



# RULES

in the top, of such a size as to afford easy egress for engers, but not less than sixteen inches in least dimen- nor less than four hundred square inches in area. When e is more than one elevator in a shaft and the vertieal nce between any two consecutive shaft door openings eds thirty (30) feet, there shall be provided in addition e trap door an emergency side exit to the adjacent car. e existing installations not already provided with an gency exit, a trap door as specified for future instal- ns shall be provided; except that when the cross head ar top construction renders it impracticable to provide a trap door, this requirement may be waived by the su- tendent of buildings, if egress, in ease of emergency, ssible through shaft openings, or to an adjacent ear.

**Rule 28. Freight Car Enclosure.** In existing and e installations in factory buildings only, every freight or car shall be enclosed on all sides not used for ng or unloading, with substantial construction, to a t of five (5) feet six (6) inches, or to the cross head, t this is less than five (5) feet six (6) inches above ar platform.

In future installations, where an enclosure of open truction is used, the space between any two parallel bers shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and e installations in factory buildings only, every ht elevator car shall be provided with a substantial r or grating constructed of not less than No. 8 U. gauge wire or its equivalent in strength, and of a n that will reject a one and one-half (1½) inch eter ball. Sections of the cover or grating may be gged to swing upward for handling long material, such cover or grating shall be closed at all other s. In covers hereafter installed (except where car are provided) that part of the cover facing the unces to the hoistway, extending the full width of ar, shall be hinged on a line not less than eight (8) es nor more than twelve (12) inches back from edge of the landing, and the hinged section shall be closing.

**Rule 30. Space Between Saddles and Car.** In future llations there shall be not more than one and one- ter inch, nor less than three-quarters of an inch e between the floor of the ear and the floor saddles, where the saddles project into the shaft the same e be properly bevelled on the underside at an angle t less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations ars of all elevators shall be properly lighted at all s when in service.

**Rule 32. Guide Rails.** In future installations, guide for both car and counterweights of all elevators pt dumbwaiters, and hand-power elevators with a of thirty-five feet or less) shall be of iron or steel. r shall be fastened to the sides of the shaft with ht or east iron brackets of such strength and n and so spaced that the guide rails and their nings shall be able to safely withstand the applica- of the safety when stopping a fully loaded ear r test. For elevators requiring safeties, the guiding ces of the car guides shall be finished smooth and s shall be tongued and grooved or dowelled, and s shall extend to the level of or above the overhead s and shall be bottomed on a suitable support. e weights of steel or iron guide rails shall be not than given in the following table:

## WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Total Weight of Car and Live Load, or Weight Counterweight	Weight of Car Guide Rails—		Weight of Counter- weight Guide Rails—	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
4000 lbs. ....	7½	7½	7½	6½
15000 " ....	14	14	14	7½
40000 " ....	30	30	30	7½

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth (1/40) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In fu- ture installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compart- ments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator can- not be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) imme- diately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sus- taining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending be- low the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by grat- ings or eradles of a construction similar to that required for the gratings. Fireproof floor construction shall be ac- cepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft here- after constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not ex- ceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the ear floor framing when the ear is at the lowest possible position. In the case of power-driven side- walk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom

(Continued on page 648)



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including May 26, 1926 .....	476	Dismissed .....	
Restored to calendar .....	41	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	107	Granted on condition .....	3
Requests to amend .....	19	Appliances approved .....	
Requests for modification .....	16	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	7	Rules disapproved or rescinded .....	
Requests for extension of permit .....	19	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	8	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1438	Requests for modification granted .....	
Disposed of .....	794	Requests for modification denied .....	
Cases pending May 26, 1926 .....	644	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

## RULES

(Continued from page 647)

of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installa-

tions in existing buildings, such clearance shall be provided deemed necessary by the superintendent of buildings, but not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights, provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When an existing installation for either passenger or freight elevator is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variation is granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

and under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the  
Municipal Assembly, Local Law No. 13, of 1925.  
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### DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWARD V. BARTON, Chief Clerk

—Municipal Building, Rooms 1001 to 1015.

ONE—Worth 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to  
noon.

Communications should be addressed to the chairman of  
the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

cket.

of Clerk's Calendar.

Trial Calendar.

ices in Building Zone Cases.

utes of Regular Meeting, June 1, 1926, at 10  
a. m.

utes of Regular Meeting, June 1, 1926, at 2  
p. m.

ection.

erve Calendar.

s.

ce of Public Hearing.

ress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building,  
Manhattan.

JUN 10 1926

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-  
gineers, pertaining to the work of the board, will be seen  
only between the hours of ten in the morning and one in the  
afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the  
Building Zone Resolution, and its object is to give inter-  
ested property owners opportunity to file objections, if any,  
and will be called in Room 1013, Tuesday, June 8, 1926,  
at 2 o'clock. At this call each case is set for hearing on  
a definite day.

The next subsequent Call of the Calendar will be on  
Tuesday, June 15, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the  
calendar of cases that have been definitely set for hearing  
on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in  
connection with which court proceedings are pending or in  
progress, nor accepted that are not filed within twenty days  
from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, applica-  
tion or petition shall be regarded as a mere notice of in-  
tention to seek relief until it is filed on the form required  
by the rules of this board.

Upon receipt of any such communication the writer will  
be supplied with the official forms for presenting his ap-  
peal, application or petition, and if he fails to supply the  
data required thereon, within twenty days, his case may be  
dismissed for lack of prosecution.

At the time of filing an application, the appellant or peti-  
tioner shall forward a signed notice of appeal addressed  
to the administrative official (either superintendent of build-  
ings or fire commissioner) and file with this board a dupli-  
cate of said notice.

Petitioners are advised that their plans must indicate the  
points of the compass so as to establish the true location and  
position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and  
expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending June 2, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
496-26-BZ.....	B.B.Bx.	S. E. cor. Jerome ave. & E. Van Cortlandt ave., Bx. N. B. 539-1925.
495-26-S.....	B.B.M.	103 W. 37th st., Man. N. B. 646-1925.
494-26-S.....	F.D.	119-127 W. 41st st., Man. L. D. 95841.
493-26-A.....	F.D.	424-442 Lexington ave., Man. N. B. 824-1926.
492-26-A.....	F.D.	171 Thompson ave., L. I. City, Q. Alt. 2664-1924.
491-26-A.....	F.D.	182-190 Smith st., Bklyn. F-95158.
490-26-BZ.....	B.B.B.	8124-8202 18th ave., Bklyn. Applic. 5564-1926.
489-26-S.....	F.D.	208-212 W. 30th st., Man. L. D. 93041.
488-26-S.....	B.B.M.	53 W. 19th st., Man. Applic. 572-1926.
487-26-A.....	F.D.	202-220 Meserole ave., Bklyn. F-95248.
486-26-S.....	B.B.M.	22 E. 55th st., Man. Certificate of Occupancy.
485-26-SA.....	F.D.	Syno-Anti Syphon Valve. Appliance.
484-26-SA.....	F.D.	Protectoseal Cover. Appliance.
483-26-A.....	B.B.M.	20-28 E. 76th st., Man. N. B. 665-1925.
482-26-A.....	F.D.	213 W. 53rd st., Man. L. C. 33920.
481-26-A.....	F.D.	3402-06 Park ave., Bx. F-70203.
480-26-S.....	B.B.M.	15-19 E. 33rd st., Man. Certificate of Occupancy.
479-26-A.....	B.B.M.	243 80th st., Bklyn. Viol. 1562-1926.
478-26-BZ.....	B.B.M.	102 E. 40th st., Man. Alt. 1077-1926.
477-26-S.....	F.D.	438 Broome st., Man. L. D. 93411.
<i>Restored to Calendar.</i>		
820-25-BZ.....	B.B.B.	1714-26 Kings highway, Bklyn. N. B. 14071-1925.
1320-25-A.....	F.D.	S. S. Grand st., 460 ft. W. of Garrison ave., Masp., Qns. L. F. 78888.

## CODE.

F.D.	Fire Department
H.D.	Health Department
B.B.B.	Bureau of Buildings, Brooklyn
B.B.M.	Bureau of Buildings, Manhattan
B.B.Q.	Bureau of Buildings, Queens

B.B.R.	Bureau of Buildings, Richmond
B.B.Bx.	Bureau of Buildings, Bronx
T.H.D.	Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, JUNE 8, 1926, AT 2 P. M.**

*Building Zone Cases.*

- 1083-25-BZ.  
APPLICANT—Joseph Zicarelli, owner.  
PREMISES—51 West 11th street, Manhattan.  
APPLICATION, under section 21 of the building resolution,  
TO PERMIT in a residence district and "B" area of the erection and maintenance of a rear extension in excess of more than 40 per cent of the area of the yard required by the zone resolution.
- 1322-25-BZ.  
APPLICANT—Nathan D. Shapiro, for Sarah Rose owner.  
PREMISES—394 South 2nd street, Brooklyn.  
APPLICATION, under section 21 of the building resolution,  
TO PERMIT in a business district the alteration and maintenance of a fur dyeing and dressing factory.
- 198-26-BZ.  
APPLICANT—Hugh Mulligan, for 353 Lexington Avenue Corp., owner.  
PREMISES—349-353 Lexington avenue, Manhattan.  
APPLICATION, under section 21 of the building resolution,  
TO PERMIT in a residence district the alteration and change of occupancy in part from residence to business use.
- 240-26-BZ.  
APPLICANT—A. J. Simberg, for Anna Shulman, owner.  
PREMISES—1661 St. Nicholas avenue, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store purposes.
- 1335-25-BZ.  
APPLICANT—Victor Mayper, for 915 Westchester Realty Corp., owner.  
PREMISES—915 Westchester avenue, The Bronx.  
APPLICATION, under section 21 of the building resolution,  
TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

**JUNE 8, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 1254-25-A—Certificate of approval for combustible (Flit).  
139-26-A—348 Fulton street, Brooklyn.  
144-26-A—1-5 Franklin avenue, Brooklyn.  
149-26-A—1381-97 Sedgwick avenue, Bronx.  
215-26-A—150 William street, Manhattan.  
1141-25-A—217-223 East 43rd street and 218-226 East 43rd street, Manhattan.



# CALENDAR

- 25-A—11-13 Emerson place, Brooklyn.  
25-A—396-400 South 2nd street, Brooklyn.  
25-A—56 Myrtle avenue, Brooklyn.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, June 8, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

no. 1304-25-BZ—Application, December 16, 1925, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Samuel Berman, owner, to permit the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 2447-2449 Coney Island avenue, Brooklyn.

no. 120-26-BZ—Application, February 11, 1926, under section 21 of the building zone resolution, of Israel Spielberg, applicant, on behalf of May Firetag, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 109-25 Farmers avenue, Hollis, Borough of Queens.

no. 134-26-BZ—Application, February 16, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of Rachael Kantrowitz and Louis Kantrowitz, owners, to permit in a residence district the conversion of occupancy of first floor from residence to a business use; premises 871 East 175th street, The Bronx.

no. 1135-25-BZ—Application, November 5, 1925, under section 21 of the building zone resolution, of William H. Kehoe, applicant, on behalf of Louis Edelstein, owner, to permit in a residence district the maintenance of a milk depot and also a garage for the storage of one (1) commercial motor vehicle; premises 541 Snediker avenue, Brooklyn.

no. 200-26-BZ—Application, March 9, 1925, under section 7e of the building zone resolution, of Edward P. Doyle, applicant, on behalf of W. & L. Auto Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 298-306 Lexington avenue, Brooklyn.

no. 285-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

no. 669-23-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of Leslie & Martin, applicants, on behalf of Jamaica Water Supply Company, owner, to permit in a residence

district the erection and maintenance of a water pumping station (previously granted by the board); premises 118-50 128th street, Richmond Hill, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JUNE 8, 1926, 2 P. M.

## *Petitions for Variations.*

- 880-25-S—254-258 35th street, Manhattan.  
739-25-S—319-321 East 53rd street, Manhattan.  
1214-25-S—228-238 East 44th street, Manhattan.  
1234-25-S—2082 Third avenue, Manhattan.  
1190-25-S—449 Union street, Brooklyn.  
1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
1307-25-S—222-224 West 37th street, Manhattan.  
86-26-S—47 East Houston street, Manhattan.  
918-25-S—30-32 East 21st street, Manhattan.  
1287-25-S—74 St. Edwards street, Brooklyn.  
1712-21-S—80 West Houston street, Manhattan.  
1351-17-S—113-121 Prince street, Manhattan.  
899-25-S—121-123 Greene street, Manhattan.  
962-25-S—117-119 West 26th street, Manhattan.  
1140-25-S—217-223 East 43rd street and 218-226 East 44th street, Manhattan.  
1274-25-S—2-8 West 141st street, Manhattan.  
112-26-S—199-201 Greene street, Manhattan.  
138-26-S—348 Fulton street, Brooklyn.  
1023-25-S—199-209 Steuben street, Brooklyn.  
7-26-S—24-26 East 13th street, Manhattan.  
119-26-S—234-240 West 39th street, Manhattan.  
122-26-S—550 Broadway, Manhattan.  
178-26-S—20-22 East 57th street, Manhattan.  
189-26-S—315 Seventh avenue, Manhattan.  
194-26-S—100 Review avenue, Long Island City, Borough of Queens.

## *Appliances Submitted for Approval.*

- 161-26-SA—Petrol Domestic Burner, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1310-25-SA—Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA and CA, approval of.  
123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.

FRIDAY, JUNE 11, 1926, 10 A. M.

## SPECIAL MEETING.

### *Rules.*

- 598-19-SR—Fuel Oil Rules.  
217-21-SR—Fuel Oil Rules.

## CALL OF CLERK'S CALENDAR.

TUESDAY, JUNE 15, 1926, AT 2 P. M.

### *Building Zone Cases.*

- 28-26-BZ.  
APPLICANT—Harry Hurwit, for Mano Realty Corp., owner.



# CALENDAR

PREMISES—1311 Amsterdam avenue, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT the alteration and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

108-26-BZ.

APPLICANT—Eugene De Rosa, for Emerdyke Realty Corp., owner.  
PREMISES—4915-4923 Broadway, Manhattan.  
APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT the extension from a business district into a residence district of a proposed theatre building.

175-26-BZ.

APPLICANT—Joseph Leone, for Edward H. Litchfield, owner.  
PREMISES—299-307 5th street, Brooklyn.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

234-26-BZ.

APPLICANT—John J. Gilmartin, for Brian G. Hughes, Jr., owner.  
PREMISES—East side of Cedar avenue, 93 ft. 11 in. south of West 179th street, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

290-26-BZ.

APPLICANT—James W. Byrnes, for Max Kirsch, lessee.  
PREMISES—109 Blake avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the installation and maintenance of a gasoline service station.

595-25-BZ.

APPLICANT—John J. Dunnigan, for Marie Carberry, owner.  
PREMISES—West side Third avenue, 80.74 ft. south of East 182nd street, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board).

303-26-BZ.

APPLICANT—James W. Byrnes, for Mary G. Conboy, owner.  
PREMISES—405-413-423 44th street, Brooklyn.  
APPLICATION, under sections 7a and 21 of the building zone resolution,  
TO PERMIT partly in a residence district and partly in a business district the alteration, extension and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

311-26-BZ.

APPLICANT—Harry M. Sushan, for Katinka Petersen, owner.  
PREMISES—746 Fourth avenue, Brooklyn.

APPLICATION, under section 21 of the building resolution,  
TO PERMIT in a business district the extension in height for an additional story of a one-story motor vehicle repair shop.

332-26-BZ.

APPLICANT—John J. Dunnigan, for John C. Gaffney, owner.  
PREMISES—3617 Bainbridge avenue, The Bronx.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

333-26-BZ.

APPLICANT—John J. Dunnigan, for Lichtenstein & Lichtenstein, owners.  
PREMISES—1882 Crotona avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the proposed extension of an existing wet wash laundry.

334-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Realty Syndicate, Inc., Frank Karp Co., Inc., and Frank Realty Co., Inc., owners.  
PREMISES—690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of a automobile salesroom and service station.

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corp., owner.  
PREMISES—1714-1726 Kings highway, Brooklyn.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes. (opened on June 1st, for the purpose of modification resolution previously adopted.)

346-26-BZ.

APPLICANT—James Kearney, for Edward M. Kearney, owner.  
PREMISES—116-122 West 100th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JUNE 15, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1130-25-A—537-541 East 15th street, Manhattan.  
85-26-A—328-340 Teneyck street, Brooklyn.  
171-26-A—413 East 31st street, Manhattan.  
217-26-A—2290 Bedford avenue, 40 Snyder avenue, 2219 Albemarle road, Brooklyn.  
262-26-A—638 54th street, Brooklyn.  
288-26-A—740-748 Whitlock avenue, The Bronx.  
294-26-A—440-444 West 13th street and 854-856 West 14th street, Manhattan.



# CALENDAR

26-A—329 East 47th street, Manhattan.

26-A—239-259 Gold street, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 15*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

no. 1144-24-BZ—Application, April 27, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Thomas Keenan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution); premises 560-562 11th street, Brooklyn.

no. 1425-25-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

no. 209-26-BZ—Application, March 12, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Tremont Monterey Corporation, owner, to permit in a residence district the alteration and conversion of use of dwellings to business purposes on the first story; premises 202-206 East Tremont avenue, The Bronx.

no. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

no. 300-26-BZ—Application, April 7, 1926, under sections 7c and 21 of the building zone resolution, of S. Stanwood Menken, applicant, on behalf of 110 West 42nd Street Corporation, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for business purposes; premises 664 Fifth avenue, Manhattan.

no. 13-26-BZ—Application, January 5, 1926, under sections 7a, 7e and 21 of the building zone resolution, of Henry J. Nurick, architect, on behalf of Harry Gare, owner, to permit in a business district the extension of a garage for the storage of more than five (5) motor vehicles; premises 316-320 Saratoga avenue, Brooklyn.

no. 233-26-BZ—Application, March 19, 1926, under section 7b of the building zone resolution, of John DeHart, applicant, on behalf of Morris Katz, owner, to permit the extension from a business district into a residence district of a proposed business building (stores); premises 3361-3371 Westchester avenue, The Bronx.

CAL. NO. 337-26-BZ—Application, April 17, 1926, under section 21 of the building zone resolution, of Arnold Lichtig, applicant, on behalf of Mosholu Building Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story; premises 188-196 Audubon avenue and 550 West 175th street, Manhattan.

CAL. NO. 263-25-BZ—Application, May 18, 1926, under section 21 of the building zone resolution, of Harry Schwartz and William Lipitz, applicants, on behalf of Isotta Motors, Inc., owner, to permit in a business district the maintenance of a motor vehicle repair shop on the first story (previously dismissed); premises 131 West 52nd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JUNE 15, 1926, 2 P. M.

## Appeals from Administrative Orders.

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

68-25-A—Northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens.

223-26-A—3902-3912 14th avenue, Brooklyn.

69-26-A—35-17 91st street, Jackson Heights, Borough of Queens.

1320-25-A—South side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens.

224-26-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, June 15*, 1926, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 95-26-BZ—Application, February 1, 1926, under sections 21 and 7a of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the extension and enlargement of an existing gasoline service station; premises southeast corner of East 168th street and Jerome avenue, The Bronx.

CAL. NO. 146-26-BZ—Application, February 23, 1926, under section 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Lever & Sidway, Inc., owner, to permit in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicles; premises 253-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.



# CALENDAR

CAL. NO. 199-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hymar Greenberg, owner, to permit in an "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district; premises southwest corner of Forest parkway and Ruth place, Borough of Queens.

CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

CAL. NO. 135-26-BZ—Application, February 16, 1926, under sections 7e and 21 of the building zone resolution, of Livingston & Livingston, applicants, on behalf of Isaac Mintzer, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 528-544 Lefferts avenue, Brooklyn.

CAL. NO. 151-26-BZ—Application, February 23, 1926, under sections 7a and 21 of the building zone resolution, of Tengis Realty Co., Inc., applicant and owner, to permit in a residence district the change of occupancy of the basement and first story from residence use to a business use; premises 81 West 118th street, Manhattan.

CAL. NO. 25-26-BZ—Application, January 9, 1926, under section 7e of the building zone resolution, of Magnuson and Kleinert, architects and engineers, on behalf of Squilacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**JUNE 22, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 243-26-A—82-96 White street, Brooklyn.
- 247-26-A—283 Rider avenue, The Bronx.
- 257-26-A—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.
- 158-26-A—Northeast corner of Flushing and Highland avenues, Jamaica, Borough of Queens.
- 163-26-A—3973 Saxon avenue, The Bronx.
- 164-26-A—2873 Bainbridge avenue, The Bronx.
- 202-26-A—619-621 East Fordham road and 2521 Hughes avenue, The Bronx.
- 190-26-A—North side of Calyer street, 430 ft. west of West street, Bldg. A, and south side of Calyer street, 380 ft. west of West street, Bldg. B, Brooklyn.

- 216-26-A—231-233 West 18th street, Manhattan.
- 231-26-A—517 83rd street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 22, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter E. Dunnigan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north corner of Inwood avenue and Macdonald road, The Bronx.

CAL. NO. 230-26-BZ—Application, March 18, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Metropolitan Realty Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 19 West 44th street, Manhattan.

CAL. NO. 326-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of Jacob Lubroth, architect, on behalf of Beardsley Realty Co., owner, to permit in a residence district the erection and maintenance of a building to be occupied for storage poses on the first story; premises 6312 Bay parkway, Brooklyn.

CAL. NO. 101-26-BZ—Application, February 3, 1926, under section 21 of the building zone resolution, of Joseph W. Roth, applicant, owner, to permit in a business district the change of occupancy of a building from a conforming use as an automobile repair shop and a poultry slaughter house; premises 1583 60th street, northwest corner of 16th avenue, Brooklyn.

CAL. NO. 203-26-BZ—Application, March 10, 1926, under section 21 of the building zone resolution, of Joseph Popkin, applicant, on behalf of Benny Popkin, owner, to permit in a business district the erection, extension and use of a building as a poultry slaughter house; premises 402 Osborn street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**JUNE 22, 1926, 2 P. M.**

*Petitions for Variations.*

- 196-26-S—300 ft. east of Bethel avenue and 500 ft. west of S. I. R. R., Tottenville, Borough of Richmond.
- 192-26-S—131 West 24th street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 28-25-S—17 East 54th street, Manhattan.
- 964-25-S—1364-1370 Broadway, Manhattan.
- 1131-25-S—135-137 East 12th street, Manhattan.
- 39-26-S—74 Foster avenue, Long Island City, Borough of Queens.
- 93-26-S—1600 Broadway, Manhattan.
- 118-26-S—321-335 Sixth avenue, Manhattan.



# CALENDAR

6-S—142 West 32nd street, Manhattan.  
 6-S—560-564 DeKalb avenue, Brooklyn.  
 6-S—753-755 Lexington avenue, Brooklyn.  
 6-S—252-258 West 37th street, Manhattan.  
 6-S—252-258 West 37th street, Manhattan.  
 6-S—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.  
 6-S—501 Seventh avenue, Manhattan.  
 6-S—501 Seventh avenue, Manhattan.  
 6-S—501 Seventh avenue, Manhattan.  
 6-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 6-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 6-S—153-159 West 27th street, Manhattan.  
 6-S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
 6-S—38 Paynter avenue, L. I. City, Borough of Queens.  
 6-S—23 West 32nd street, Manhattan.  
 6-S—424 Broome street, Manhattan.  
 6-S—535 West Broadway, Manhattan.  
 6-S—591-598 Eighth avenue and 272 West 39th street Manhattan.  
 6-S—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

## *Appliances Submitted for Approval.*

SA—New Way Hydrogen Gas Generator Burner, approval of.  
 SA—Sundh Closed Circuit Tank Alarm System, approval of.

**FRIDAY, JUNE 25, 1926, 10 A. M.**

## **SPECIAL MEETING .**

### *Rules.*

SR—Proposed Amendments to Sprinkler Rules, adoption of.

**JUNE 29, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

A—596-614 Lenox avenue, Manhattan.  
 A—100 Review avenue, L. I. City, Borough of Queens.  
 A—Southwest corner of Van Alst and Harris avenues, L. I. City, Borough of Queens.  
 A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
 A—West side of Mickle place, 125 ft. south of 36th avenue, Bayside, Borough of Queens.  
 A—126-134 Stewart avenue, Brooklyn.  
 A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.  
 A—28-30 West 38th street, Manhattan.

## *Building Zone Applications.*

IT IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions of building zone resolution, *Tuesday morning, June 29, 10 o'clock*, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 159-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Albert J. Schwarzler, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cromwell avenue and West 169th street, The Bronx.

CAL. NO. 210-26-BZ—Application, March 12, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter S. Thomson, owner, to permit in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 169th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**JUNE 29, 1926, 2 P. M.**

## *Petitions for Variations.*

1160-25-S—1337 Gates avenue, Brooklyn.  
 258-26-S—243 East 35th street, Manhattan.  
 259-26-S—219-229 West 40th street, Manhattan.  
 265-26-S—29 West 15th street, Manhattan.  
 269-26-S—51-57 West 39th street, Manhattan.  
 270-26-S—509-519 Eighth avenue and 304-306 West 36th street, Manhattan.  
 271-26-S—52 West 21st street, Manhattan.  
 280-26-S—142-144 Clifton place, Brooklyn.  
 310-26-S—63-65 Beekman street, Manhattan.  
 312-26-S—387-393 Fourth avenue, Manhattan.  
 314-26-S—135-139 West 26th street, Manhattan.  
 317-26-S—315-325 West 36th street, Manhattan.  
 320-26-S—91 Canal street, Manhattan.  
 328-26-S—520-530 Eighth avenue, 267-275 West 36th street and 260-264 West 37th street, Manhattan.

## *Appliance Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval of.

**JULY 6, 1926, 2 P. M.**

## *Petitions for Variations.*

1074-25-S—11-13 Emerson place, Brooklyn.  
 1115-25-S—396-400 South 2nd street, Brooklyn.  
 1119-25-S—56 Myrtle avenue, Brooklyn.  
 1152-25-S—5 Great Jones street, Manhattan.  
 97-26-S—11-13 Thatford avenue, Brooklyn.  
 105-26-S—437 Metropolitan avenue, Brooklyn.  
 193-26-S—915-919 Broadway, Manhattan.  
 220-26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.  
 229-26-S—36 West 26th street, Manhattan.  
 237-26-S—209 Pearl street, Manhattan.  
 251-26-S—167 West 29th street, Manhattan.  
 329-26-S—531-535 Eighth avenue, Manhattan.  
 330-26-S—248-256 West 39th street, Manhattan.  
 331-26-S—234-242 West 39th street, Manhattan.  
 362-26-S—118 Madison avenue, Manhattan.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JUNE 1, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday morning, May 21, 1926, the minutes of the regular meeting of the board, held on Tuesday morning, May 25, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, May 25, 1926, were approved as printed in the Bulletin, No. 22, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

69-26-A.

APPELLANT—Albert H. Stines, for James V. Scully, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—3517 91st street, Jackson Heights, Borough of Queens.

APPEARANCES—

For Appellant: Albert H. Stines and Mrs. James V. Scully.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of appellant.

223-26-A.

APPELLANT—Louis A. Sheinart, for Sophia Heilighman, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—3902-3912 14th avenue, Brooklyn.

APPEARANCES—

For Appellant: Louis A. Sheinart.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., pending further consideration by fire department.

1175-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for City Corrugated Paper Products Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—622-640 West 57th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

1273-25-A.

APPELLANT—R. Hoe & Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—83-87 Broome street, Manhattan.

APPEARANCES—

For Appellant: W. J. Strein.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn—to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative .....

Absent .....

1277-25-A.

APPELLANT—R. Hoe & Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—21-23 Columbia street, Manhattan.

APPEARANCES—

For Appellant: W. J. Strein.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn—to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

1054-25-A.

APPELLANT—Philip Strobel & Sons, Inc., lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—40-42 Elizabeth street, Manhattan.

APPEARANCES—

For Appellant: George P. Strobel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on conditions.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

### THE RESOLUTION:

(1054-25-A)

WHEREAS, Philip Strobel & Sons, Inc., lessee, filed, October 16, 1925, an appeal from two orders of the fire commissioner, affecting premises 40-42 Elizabeth street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 14, 1925, read:

Order No. 76681-F—

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a diagonal line less than 30 ft. from any opening in any other building and not in the same plane with said opening and which are not more than 50 ft. above a neighboring roof at east and south sides of building or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

Order No. 76682-F—

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals January 24, 1917, as amended May 2nd, 1918, and January 1919, effective February 17, 1919."

and

WHEREAS, the building is non-fireproof, five stories (ft.) in height, 50 ft. by 90 ft. (4,500 sq. ft.) in area, OCCUPIED as a factory; cellar, dry kiln and joining, 3 persons; 1st story, mill work, 9 persons; 2nd story, woodwork, 13 persons; 3rd story, finishing, 6 persons; 4th story, assembling, 3 persons; 5th story, storage; and

WHEREAS, the appellant has filed drawings showing 8 protected window openings in easterly wall and 16 openings in the southerly wall which he claims are affected



# MINUTES

the fire department Order No. 76671-F; the appellant contends that all these windows are glazed with wire glass; Order No. 76682-F, the appellant contends that they installed an approved sawdust and shaving collection system, with the sawdust vault outside the building; he proposes to provide on the 2nd—also the 4th floor—a 60 gallon fire extinguishing tank on wheels. *Resolved*, that the orders of the fire commissioner be and hereby are *modified*, and the appeal be and it hereby is *denied*, as to Order No. 76681, Item 1, only so far as it requires any windows not on elevator shafts or stairs not provided with iron shutters which are glazed with wire glass; and *granted*, as to Order No. 76682, Item 1, on condition that a thermostatic fire alarm with central connection shall be installed throughout the premises; that all paints, turpentines and varnishes shall be stored in a brick-enclosed vault in the southerly rear wall, vented to the outer air, with not more than one opening therein, protected with self-closing fireproof door; and ample and sufficient exits as required by the labor laws as modified by this board shall be maintained.

**APPELLANT**—Knut Olsen, for Janet Boyle, owner.  
**SUBJECT**—Appeal from order of fire commissioner.  
**PREMISES AFFECTED**—370 Ninth avenue, Manhattan.

**APPEARANCES**—  
For Appellant: None.  
For Administration: Inspectors Lynch and Carroll of fire department.

**ACTION OF BOARD**—Appeal granted on condition in part and denied in part.  
**CONDITIONS**—As specified in resolution.

**VOTE**—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

**RESOLUTION:**  
(141-26-A)

**WHEREAS**, Knute Olsen, for Janet Boyle, owner, filed, February 18, 1926, an appeal from an order of the fire commissioner, affecting premises No. 370 Ninth avenue, Borough of Manhattan; and

**WHEREAS**, the order of the fire commissioner, dated January 19, 1926, reads (Order No. 32871-LC):

2. Provide a hydrostatic test of Fuel Oil Storage tanks or tanks of at least 30 lbs. per square inch, for welded tanks, as per Rule 7, Sec. 1-b of the Fuel Oil Rules.

3. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B Fuel carrying piping as per Rule 25, Sec. 2 of the Fuel Oil Rules.

4. Have plans 2560-24 approved by this Department.

5. Provide a pilot light for each automatic fuel oil burning system of an adequate intensity, in each combustion chamber, so arranged as not to be easily extinguished, as per Rule 28 of the Fuel Oil Rules.”;

**WHEREAS**, the building is non-fireproof, four stories in height, 4 ft. 9½ in. by 60 ft. in area. **OCCUPIED**: 1st story; one family on each floor above; and **WHEREAS**, a fuel oil burning system has been installed under “B” oil, a Powerlight oilheat burner connected to a 60 gallon auxiliary tank, fed from a 200 gallon tank, enclosed in 4 in. terra cotta blocks located in cellar floor; and

**WHEREAS**, the appellant contends, in re: Item 2, that the tank has had a factory test of 40 pounds per square inch; and in re: to Item 3, that the piping is known to the

trade as standard; in re: to Items 6 and 7, that the burner used is non-automatic and does not require a pilot light.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal as to Item 2 be and it hereby is *granted on condition* that certificate of factory test shall be filed with the fire commissioner as to tanks; *granted*, as to Item 3, *on condition* that standard wrought iron piping shall be used throughout the installation of the fuel oil burning system; *granted*, as to Item 7, *on condition* that the oil burning system shall comply with the fuel oil rules in all other respects; and that the appeal as to Item 6 be and it hereby is *denied*.

142-26-A.

**APPELLANT**—Geo. Keister, for Edward Margolies, lessee.

**SUBJECT**—Appeal from decisions of fire commissioner.  
**PREMISES AFFECTED**—156 West 44th street, Manhattan.

**APPEARANCES**—

For Appellant: Geo. Keister.

For Administration: Inspector Carroll of fire department.

**ACTION OF BOARD**—Appeal denied.

**THE VOTE TO GRANT**—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Absent ..... 0

**THE RESOLUTION:**

(142-26-A)

**WHEREAS**, George Keister, for Edward Margolies, lessee, filed, February 18, 1926, an appeal from decisions of the fire commissioner, affecting premises 156 West 44th street, Borough of Manhattan; and

**WHEREAS**, the decisions of the fire commissioner read:  
Decision, dated February 13, 1926—

“1. Dressing rooms in the basement are entirely below the street level and at a point directly under the auditorium.

“2. Although the plan of the seating arrangement shows an occupancy of 282 persons, a single exit leading to the street is the only means of escape provided. Under the authority vested in the Fire Commissioner by Section 490, Article 23, Chapter 5, Code of Ordinances, this Department requires at least two means of egress remote from each other.

“Article 8, Chapter 5, Code of Ordinances, relating to exit facilities, is specific, also, in this requirement.

“3. The location of the boiler room under the lobby of theatre is contrary to the spirit of Article 25, Chapter 5, Code of Ordinances, relating to theatres.”

Decision dated March 1, 1926, in acting on N. B. Application No. 2684-1925—

“1. Provide a 5000 gallon gravity tank on roof over the stage, elevated so that the bottom thereof is not less than 20 ft. above the highest line of sprinkler heads.”;

and

**WHEREAS**, the building is fireproof, 12 stories and pent house in height, 24 ft. by 100 ft. 5 in. in area up to the 4th story and 24 ft. by 70 ft. 5 in. in area above. **OCCUPIED**: Cellar, boiler room; 1st, 2nd, 3rd and 4th stories, office and theatre, 299 seats; 5th to 12th story, inclusive, 5 offices on each story; and

**WHEREAS**, the appellant proposes to use the cellar for dressing rooms; and contends that the building is fireproof and a sprinkler system provided in the cellar; that the seating capacity of the theatre is less than 300 and does not come within the requirements of article 25, chapter 5, code of ordinances; that the secondary means of egress is provided on 1st story by a horizontal exit to adjoining build-



# MINUTES

ing at east; in regard to the decision of March 1, 1926, Item 1, that the sprinkler system will be connected to the city main, which is fed two ways; and

WHEREAS, the board deemed that despite the seating capacity, and because of the location of dressing rooms in cellar, the existence of scenery, stage and the like, factors necessary in the conduct of this proposed theatre, which constitute elements of hazards in proportion to seating capacity, and the fact that there was not safe and sufficient protection in case of fire.

Resolved, that the decisions of the fire commissioner be and they hereby are affirmed, and the appeal be and it hereby is denied.

172-26-A.

APPELLANT—Bush Terminal Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—31-57 43rd street, Brooklyn.

APPEARANCES—

For Appellant: H. A. Vollmer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(172-26-A)

WHEREAS, Bush Terminal Company, owner, filed, February 27, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 31-57 43rd street, Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 5, 1926, reads (Order No. 90047-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, one story (25 ft.) in height, 193 ft. by 66 ft. 10 in. (approximately 12,500 sq. ft.); OCCUPIED as a chicle refinery, 14 persons; and

WHEREAS, appellant proposes to provide a 6 in. rising connection with a 2½ in. hose outlet to the 6 in. underground fire main now existing on the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted only so far as it affects the premises before the board, namely, 31-57 43rd street, Brooklyn, on condition that the building shall be not increased in height (one story); that the building shall be equipped throughout with an approved sprinkler system; and granted only so long as conditions as to occupancy and use shall remain otherwise unchanged.

204-26-A.

APPELLANT—John J. Gilmartin, for Unexcelled Manufacturing Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—22 Park place, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(204-26-A)

WHEREAS, John J. Gilmartin, for Unexcelled Manufacturing Co., Inc., owner, filed, March 10, 1926, an appeal from an order of the fire commissioner, affecting premises 22 Park place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 18, 1926, reads (Order No. 33088-LC):

"Your Permit No. 124232, expiring June 17, 1926, for the storage and sale of about fifteen hundred (\$1500) dollars of fireworks, firecrackers, ship signals and rockets at premises 22 Park place, Manhattan, is hereby revoked for the following reason:

"Premises are occupied as a factory or workshop in violation of Section 3-A-92, Article 6, Chapter 10, of Ordinances.

"You are, therefore, ordered to:

"1. Remove all fireworks from the premises."

and

WHEREAS, the building is non-fireproof, five stories in height, 28 ft. by 75 ft. in area at 1st story and 28 ft. by 70 ft. in area above. OCCUPIED: Cellar, storage of fireworks, 1 person; 1st floor, office and salesroom, 2 persons; 2nd floor, office, 7 persons; 3rd floor, salesroom, 3 persons; 4th floor, renting adding machines, 5 persons, 2 persons adjusting machines; 5th floor, salesroom, clothing, 4 salesmen and one tailor; and

WHEREAS, appellant contends having been in business at these premises for 18 years; that the quantities of stock on hand amounts to a value of \$250 (excepting at about 4th, when the quantity is increased to an amount value \$1,500); that the stock is stored in the cellar, which is sprinklered, and that the stairway leading from the cellar is fireproof and within a fireproof enclosure; and contends further, that there are very few persons in the building engaged at factory work; and

WHEREAS, it would seem that on June 28, 1917, the board of hazardous trades had made recommendations for the issuance of permits for this occupancy; and

WHEREAS, permits have been in force under those conditions since said date.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the stipulations of the recommendation of the board of hazardous trades of the fire department shall be complied with and maintained; and the fireworks stored and maintained in these premises shall be subject to the conditions of permit in force up to and including this year.

212-26-A.

APPELLANT—Crocker National Fire Prevention Engineering Co., for Wm. Randall & Sons, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—104-118 Raymond street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....



# MINUTES

## THE RESOLUTION:

(212-26-A)

WHEREAS, Croker National Fire Prevention Engineering for Wm. Randall & Sons, owner, filed, March 12, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 104-118 Raymond street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 4, 1925, reads (Order No. 83119-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

WHEREAS, the building is non-fireproof, divided into sections A, B, C, D, E, F and G; 5,000, 5,000, 2,500, 5,000, 1,875, and 2,500 sq. ft. floor area, and 5, 3, 3, 2, 3, 3 and 1 in height, respectively; OCCUPIED by dyers and makers of straw and hemp braids, about 65 persons in the building; and

WHEREAS, the appellant contends that each section is separated from each other by fire walls with fire doors at all connecting openings, that no section exceeds 5,000 square feet in area; that the buildings are equipped with a fire alarm system; that building "A" is equipped with a sprinkler system; that there is no part of the structure which is over four stories in height, and that the order, No. 83119, may have been filed in error.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the floor area as now subdivided be not increased and that the structure shall be not increased in height or area; that the five-story section used for the storage and handling of dry material shall be equipped with an approved sprinkler system; that all horizontal openings throughout shall be equipped with automatic fire doors on each side of said openings; and that the use of the premises, other than the five-story section, shall be restricted to wet process bleachery.

-A.

APPELLANT—Edward P. Doyle, for Rug Renovating Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—90 Ridge street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

RESOLUTION:

(228-26-A)

WHEREAS, Edward P. Doyle, for Rug Renovating Co., owner, filed, March 18, 1926, an appeal from an order of the fire commissioner, affecting premises No. 90 Ridge street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated August 8, 1926, reads (Order No. 89715-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation fire department outlets on each story (including basements,

cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, divided into three sections, Nos. 1, 2 and 3, containing 7,500, 5,500 and 9,920 sq. ft. floor area, respectively; Nos. 1 and 2 sections are two stories in height, No. 3 section is one story in height; OCCUPIED for the purpose of renovating rugs; 1st story, dry room, wash room and shipping room, 45 persons; 2nd story, dyeing, 89 persons; and

WHEREAS, the appellant contends that the building is equipped with a thermostatic fire alarm system; that easy access may be had from four street fronts; that the building is only 28 ft. in height; furthermore, that the exits are adequate and fire hydrants are located near by.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that the floor areas as now subdivided shall remain unchanged; that all horizontal openings shall be equipped with automatic fire doors on each side of opening; that the entire premises shall be equipped throughout with thermostatic fire alarm, with central office connection; and granted so long as premises remains in single tenancy and operation.

## BUILDING ZONE CASES.

151-26-BZ.

APPLICANT—Tengis Realty Co., Inc., owner.

SUBJECT—Application (re: order of superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a residence district the change of occupancy of the basement and first story from residence use to a business use.

PREMISES AFFECTED—81 West 118th street, Manhattan.

APPEARANCES—

For Applicant: S. Moisseiss.

For Opposition—None.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of applicant's representative.

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Greenberg, owner.

SUBJECT—Application (re: decision of tenement house commissioner), under sections 7c and 21 of the building zone resolution, to permit in an "F" area district extending from a "C" area district the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district.

PREMISES AFFECTED—Southwest corner of Forest parkway and Ruth place, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Edmund C. Morch.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of objector's representative.

182-26-BZ.

APPLICANT—Richards, Smyth & Conway, for Charles H. Ohlau, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—386 Euclid avenue, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Edward McLaughlin.

For Opposition: Mrs. Anna I. McCue and Jerome C. Jackson.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of applicant's representative.

135-26-BZ.

APPLICANT—Livingston & Livingston, for Isaac Mintzer, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—528-544 Lefferts avenue, Brooklyn.

## APPEARANCES—

For Applicant: George L. Livingston.

For Opposition: Philip J. Sinnott.

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., for inspection and report by a committee of board.

1344-25-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Bay Lumber Company, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c, 7f and 21 of the building zone resolution, to permit in a residence district extending from a business district the extension and enlargement of a lumber yard occupancy.

PREMISES AFFECTED—West side of East 12th street, 100 ft. south of Avenue W, Brooklyn.

## APPEARANCES—

For Applicant: Lillian M. Corcoran appeared in absence of counsel.

For Opposition: Alderman Cox and Frank M. Burke.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

## THE RESOLUTION:

(1344-25-BZ)

WHEREAS, Thomas O'Rourke Gallagher, for Bay Lumber Company, owner, filed, December 28, 1925, an application, under the building zone resolution, to permit in a residence district extending from a business district the extension and enlargement of a lumber yard; premises west side of East 12th street, 100 ft. south of Avenue W, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 1, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 12th street is in a residence district; Avenue W is in a business district and that Lancaster avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 20, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Section 3.

"The extension of a lumber yard into a residential district. Therefore application denied.";

and

WHEREAS, the existing lumber yard is approximately 97 ft. 8½ in. by 100 ft. in area, located within a residence dis-

trict; it is proposed to add an area 160 ft. by 97 ft. 1½ irregular, the new area being wholly within a residence trict; and

WHEREAS, the board deemed that applicant was not entitled to the extension requested under sections 7c and of the building zone resolution, nor under section 21 of zoning resolution on the ground of practical difficulties unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application and it hereby is denied.

222-26-BZ.

APPLICANT—William F. Doyle, for Corporation of Trinity Church, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district extending from an unrestricted district the erection and maintenance of a factory building.

PREMISES AFFECTED—2-8 Clarkson street, 207 Varick street and 244-248 West Houston street, Manhattan.

## APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(222-26-BZ)

WHEREAS, William F. Doyle, for Corporation of Trinity Church, owner, filed, March 15, 1926, an application, under the building zone resolution, to permit in a residence district extending from an unrestricted district the erection and maintenance of a factory building; premises 2-8 Clarkson street, 207-225 Varick street and 244-248 West Houston street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 1, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Varick street is in an unrestricted district; West Houston street is in an unrestricted district and that Clarkson street is in both residence and unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 3, 1926, reads:

"Item No. 3. The extension of the building the residence portion of the lot is contrary to Building Zone Resolution, Art. 2.";

and

WHEREAS, the proposed building is to be of fireproof construction, 12 stories in height, with a frontage of 200 ft. a depth of 125 ft.; to be occupied as factory building; portion of the structure, one-tenth of entire area, extending into the residence district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to carry out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals hereby make a variation in the application of the strict regulations of the building zone resolution, and that the application be and it hereby is granted on condition that all permits required by law be obtained within nine



# MINUTES

the building prosecuted to completion without unnecessary interruption or delay.

25-BZ.

APPLICANT—Auguste W. Gahrman, owner.  
SUBJECT—Application (re: order of fire commissioner), under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the maintenance of a gasoline service station.

PREMISES AFFECTED—East side of Sutphin boulevard, 40 ft. south of Meyer avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Frederick W. Gahrman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(246-25-BZ)

WHEREAS, Auguste W. Gahrman, for Auguste W. Gahrman, owner, filed, March 3, 1925, an application, under the building zone resolution, to permit in a business district and partly in a residence district the maintenance of a gasoline service station; premises east side of Sutphin boulevard, south of 114th avenue (Meyer avenue), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, June 1, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sutphin boulevard is in a residence district; that 114th avenue (Meyer avenue) is in a business district, and that, 114th road is in a residence district and

WHEREAS, the order of the fire commissioner, rendered November 14, 1925, reads:

"1. Remove all gasoline from the underground storage tank, and remove the storage tanks from the premises, for the reason that the tanks are not located as shown on approved Fire Department Plan No. 314-24. "The maintenance of gasoline station in a location, partly in a residence district and partly in a business district, is a violation of the Building Zone Resolution of the Board of Estimate and Apportionment of the City of New York.";

WHEREAS, the premises consist of a plot of ground 170 by 171 ft., on which is located several buildings, and on a portion of the plot, the buried tanks, the pumps and an office building of a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution, and that it would entail practical difficulties and unnecessary expense to carry out the strict letter of the zoning regulation.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that gasoline storage permitted on these premises shall be limited to two 550-gallon tanks and not more than three of the entire equipment to be installed in accordance with the rules and regulations of the city law and ordinances; that all permits required shall be obtained within six months and the work completed within one year from the date of this action.

152-26-BZ.

APPLICANT—John DeHart, for Adolf Lang, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

PREMISES AFFECTED—1791 Boston road, The Bronx.

APPEARANCES—

For Applicant: John DeHart.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(152-26-BZ)

WHEREAS, John DeHart, for Adolf Lang, owner, filed, February 23, 1926, an application, under the building zone resolution, to permit in a business district the change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1791 Boston road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 1, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; that Southern boulevard is in both a business and residence district; and that Hoe avenue is in both a business and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 11, 1926, reads:

"A certificate of occupancy for the five-car garage as an automobile repair shop at above mentioned location is hereby denied as the location is within a business district and such occupancy is prohibited by the provisions of the Zoning Resolution.";

and

WHEREAS, the existing building is of frame construction, one story in height, with a frontage of 18 ft. and a depth of 60 ft.; to be occupied as a motor vehicle repair shop; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed building shall not exceed a height of one story above grade; that the ground area covered shall not exceed 18 ft. by 60 ft., located on the interior of the plot; that the southerly gable wall shall be unpierced throughout its entire height and length; that there shall be no gasoline storage installed or maintained within the structure; that any motor vehicle repair work conducted on the premises shall be limited to manual operation; that there shall be no motor-driven machinery used, other than a one-half horse power portable electrical drill; that all permits required shall be obtained within six months and the work completed within one year from the date of this action.

195-26-BZ.

APPLICANT—George Kindermann, for Manderkin Building Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone



# MINUTES

resolution, to permit in a business district and also in a "B" area district the erection and maintenance of a building provided with a yard smaller than that required by the zone resolution. PREMISES AFFECTED—1362-1366 Webster avenue, The Bronx.

## APPEARANCES—

For Applicant: George Kindermann.

For Opposition: M. John Silver.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(195-26-BZ)

WHEREAS, George Kindermann, for Manderkin Building Company, owner, filed, March 8, 1926, an application, under the building zone resolution, to permit in a business district and also in a "B" area district the erection and maintenance of a building provided with a yard smaller than that required by the zone resolution; premises 1362-1366 Webster avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 1, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue, Brook avenue and Kinderman place are in a business district and also a "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 4, 1926, reads:

"1. Rear yard must be provided above first story to comply with requirements of Building Zone Resolution in a business use district and B area district."

and

WHEREAS, the proposed building is of fireproof construction, eight stories in height, with a frontage of 46 ft. and a depth of 90 ft. at 1st story, 85 ft. above 1st story; to be occupied as furniture storage warehouse; it is proposed to provide a yard starting 12 ft. above curb level, to be 5 ft. deep and extending 33 ft. along the rear lot line, the remaining 13 ft. to be occupied by an elevator shaft (the zone resolution requires a yard in this case 9 ft. deep at its lowest level and increasing in depth to 16 ft. 8 in. at roof level; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that a yard of not less than 5 ft. in depth for the full width of the property, other than the 13 ft. required for the elevator shaft, shall be maintained, and that the requirements of the building zone resolution be complied with in all other respects; that the rear wall of the elevator shaft shall be unpierced throughout its entire height and length; that the permits required shall be obtained within nine months after the building completed within eighteen months from the date of this action.

## AREAS FIXED.

(208-26-BZ)

The chairman presented and read a communication from Belefried Garage Corp., requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 1040 Forest avenue, The Bronx.

The following area was approved by the board:

Both sides of Forest avenue from 166th street to a point 100 ft. south of 165th street; the northerly side of 165th street from Forest avenue to Tinton avenue and the westerly side of Tinton avenue from 166th street to a point 250 ft. northerly therefrom.

(323-26-BZ)

The chairman presented and read a communication from James W. Byrnes, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage; premises 630 Pacific street, Brooklyn.

The following area was approved by the board:

Both sides of Pacific street from Fifth avenue to a point 400 ft. east of premises in question; the east side of Fifth avenue and Flatbush avenue from Pacific street to Dean street; also the north side of Dean street from Flatbush avenue to a point 170 ft. east of Flatbush avenue.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JUNE 1, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### APPEALS FROM ADMINISTRATIVE ORDERS.

115-23-A.

APPELLANT—George M. Curtis, Jr., for B. & M. Realty Co., owners.

SUBJECT—Application for reopening—modification—appeal from orders of fire commissioner.

PREMISES AFFECTED—103-111 Humboldt street, Brooklyn.

### APPEARANCES—

For Appellant: William Blumberg.

ACTION OF BOARD—Laid over to June 29, 1926, at 10 a. m.

896-25-A.

APPELLANT—William Wrigley, Jr., Co., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—1389 Metropolitan avenue, Borough of Queens.

### APPEARANCES—

For Appellant: B. L. Atwater.

ACTION OF BOARD—Laid over to June 29, 1926, at 10 a. m., on request of appellant's representative.

224-26-A.

APPELLANT—Warren & Wetmore, for Gould Realty Co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—689-691 5th avenue and East 54th street, Manhattan.



# MINUTES

## PEARANCES—

For Appellant: Charles M. Jaeger.  
ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., on request of appellant's representative.

1182-25-A.  
APPELLANT—Samuel Rosenblum, for Lind Lef Realty Corp., owner.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—109-111 Montgomery street, Brooklyn.  
PEARANCES—None.

ACTION OF BOARD—Chairman read communication requesting withdrawal; appeal withdrawn.

VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

1320-25-A.  
APPELLANT—Vulcan Rail & Construction Co., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—South side of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.  
PEARANCES—

For Appellant: E. H. McCloud.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal dismissed for lack of prosecution—no appearances; upon arrival of appellant's representative later, case was reopened and hearing laid over to June 15, 1926, at 2 p. m.  
VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

VOTE TO REOPEN—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1320-25-A)  
WHEREAS, Vulcan Rail & Construction Co., owner, filed, November 19, 1925, an appeal from an order of the fire commissioner, affecting premises south side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens;

WHEREAS, the order of the fire commissioner, dated June 1, 1925, reads (Order No. 78888-LF):  
"An inspection of premises S. S. Grand St., 460 ft. west of Garrison Ave., Maspeth (rear building), Borough of Queens, shows a fire hazard, to correct which the fire commissioner is hereby specially directed, within five days, to do the following:

1. Complete standpipe installation as per plan No. 524, Sec. 20, Ch. 12, Code of Ordinances."

WHEREAS, the building is fireproof, two stories (26 ft.) high, 105 ft. by 107 ft. (irregular), approximately 13,000 sq. ft. in area; OCCUPIED for the manufacture of print-cases; 1st story, 20 persons; 2nd story, 5 persons; and WHEREAS, appellant contends that the inks manufactured at the premises contain a percentage of inflammable oils and that there has been installed a complete Foamite system, consisting of two 3,000-gallon solution tanks, rotary pumps, and the necessary hose to cover the entire build-

ing; appellant contends, further, in view of the composition of the material manufactured, that in case of fire, the Foamite will be more effectual than water; and

WHEREAS, no one appeared when this case was called.  
Resolved, that the appeal be and it hereby is *dismissed* for lack of prosecution.

1182-25-A.

APPELLANT—John Schneider, owner.  
SUBJECT—Application for reopening—extension of temporary permit (re appeal from decision of fire commissioner).

PREMISES AFFECTED—147 12th avenue, Long Island City, Borough of Queens.

PEARANCES—  
For Appellant: John Schneider.  
ACTION OF BOARD—Application for reopening granted; permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION—

(1182-25-A)  
WHEREAS, J. Schneider, Sr., owner, filed, November 13, 1925, an appeal from a decision of the fire commissioner, affecting premises 147 Twelfth avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered November 5, 1925 (Alt. Applic. No. 2437-1925), reads:

"1. Burner must be of a type approved by Board of Standards and Appeals. Examination continued when additional information is received."

and  
WHEREAS, the building is of frame and glass sash construction, one story in height, 100 ft. by 100 ft. in area; OCCUPIED as a greenhouse; the appellant having installed an oil burning system, consisting of a 2,000-gallon storage tank, all necessary piping and valves in accordance with the fuel oil rules, except as to the burners; and

WHEREAS, the appellant has submitted plans to the fire department, which were disapproved; and

WHEREAS, the appellant claims that he is using four burners, known as the "Strong, Carlisle & Hammond Burner," which is now before the board for its consideration under Calendar No. 1046-23-S; the appellant requests a temporary permit to operate the fuel oil system, pending the approval of the burner; and

WHEREAS, this appeal was granted by the board at its meeting, March 9, 1926, for a temporary period, and appellant requests an extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety days, subject to further examination and consideration of plans filed in the fire department.

## BUILDING ZONE CASES.

25-26-BZ.

APPLICANT—Magnuson & Kleinert, for Squillacci & Torre, owners

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—571-583 East New York avenue, Brooklyn.

PEARANCES—

For Applicant: John H. McCooey, Jr.  
For Opposition: None.



# MINUTES

ACTION OF BOARD—Laid over to June 15, 1926, at 2 p. m., pending inspection by a committee of the board.

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corp., owner.

SUBJECT—Application for reopening—modification (re: decision of superintendent of buildings) to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9, 1926, for purpose of modifying resolution previously adopted).

PREMISES AFFECTED—1714-1726 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

ACTION OF BOARD—Application reopened and set for calendar call June 15, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

242-26-BZ.

APPLICANT—Magnuson & Kleinert and Harrison G. Wiseman, for 15th Street Amusement Company, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes.

PREMISES AFFECTED—187-188-189 Prospect park west, Brooklyn.

APPEARANCES—

For Applicant: Michael F. Dee and Paul Gunther.

For Opposition: W. A. Moore, David O. Kuh and William H. Darrow.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative: Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION—

(242-26-BZ)

WHEREAS, Magnuson & Kleinert, for 15th Street Amusement Company, owner, filed, March 27, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for theatre and store purposes; premises 187-8-9 Prospect Park West, southwest corner of 14th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 1, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Prospect Park West is in a residence district; 14th street is in a residence district and 15th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 9, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of stores and a theatre in a residential district.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 60  $\frac{1}{4}$  in. and a depth of 135 ft.; to be occupied for theatre and store purposes; and

WHEREAS, there existed on this plot prior to July 1916, a building occupied as theatre and stores, and under Cal. No. 795-21-BZ the board granted permission for the enlargement of the theatre but the variation granted was never availed of; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7a and 7c of the building zone resolution, and under section 21 in that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed a two-story structure in height above grade, more particularly described as an auditorium and one balcony, the use, operation and conduct of the building to be restricted exclusively to a motion picture theatre; that there shall be no exits or entrances on the 14th street side, other than required by the code of ordinances as emergency exits, under section 25 of the building code; that the exterior facing of the structure on 14th street and on Prospect Park West shall be of face brick and architectural terra cotta or stone trimmings; that there shall be no sign of any nature or description permitted on the 14th street elevation of the proposed building; that there shall be no roof sign erected on any portion of the structure; that the store front construction of the building on the Prospect Park West side shall not return on the 14th street side; a brick return of not less than 16 in. in width shall be constructed on Prospect Park West elevation at the corner of the building at the intersection of Prospect Park West and 14th street; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eight months from the date of this action.

729-23-BZ.

APPLICANT—Joseph J. Dalmases, for Conrad Christina, present owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7g of the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises (previously granted by the board for a temporary permit).

PREMISES AFFECTED—733-735 East 235th street, The Bronx.

APPEARANCES—

For Applicant: Joseph J. Dalmases.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION—

(729-23-BZ)

WHEREAS, John De Hart, for Nicholas Di Gregorio, owner, filed, June 11, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises; premises 733-35 East 235th street, Borough of The Bronx; and



# MINUTES

WHEREAS, a public hearing was held on this application before the board of appeals, at its regular meeting, December 18, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 235th, East 236th street and Byron avenue are residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1923, reads:

"Your request of May 29th for a certificate of occupancy for a garage of four motor vehicles, three of which are to be rented out to persons not residing on the premises 733-35 East 235th Street, Bronx, is hereby denied for the reason that the premises are located within a residence district as established by the Building Zone Resolution and the garage will not be used solely as an accessory to the dwelling upon the premises."

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 35 ft. and a depth of 20 ft.; occupied as a garage for the storage of motor vehicles, three spaces rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged certificate of the owners of 82.3 per cent of the property interest deemed by the board to be affected; and

WHEREAS, this application was granted by a resolution of the board, December 18, 1923, for a period of two years, and April 20, 1926, for the purpose of renewing the same; and

WHEREAS, Conrad Di Christina, the present owner, through his attorney, Joseph J. Dalmases, has requested an extension of the original permit for a further period of two years; he has filed twenty-one (21) new consents, amounting to 81.1 per cent of the area affected; and

WHEREAS, applicant has filed in excess of 81 per cent of the area deemed affected and fixed by this resolution;

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a temporary period of two years from this date under the conditions of the original resolution, which reads that the use of the garage be limited to four automobiles of the pleasure car type, space for three of which may be rented to persons not residing on the premises; that there be no gasoline storage maintained on the premises except in the tanks of the cars; that there shall be no advertising or signs of any nature or description; that there be no line storage; and that all permits shall be obtained within thirty days.

Z.

CANT—John De Hart, for John J. Dooley, lessee.

CT—Application for reopening—extension of time (re: decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

SES AFFECTED—1501-1509 Jerome avenue, The Bronx.

RANCES—

For Applicant: John De Hart.

For Opposition: None.

N OF BOARD—Application granted on condition.

TIONS—As specified in resolution.

OTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle. . . . 4

Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION—

(912-24-BZ)

WHEREAS, John DeHart, for Estate of Victoria Landt, et al., owner, filed, July 10, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1501-1509 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting November 5, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue and West 172nd street are business districts and Inwood avenue is an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 1, 1924, in acting on N. B. Application No. 2061-24, reads:

"Proposed erection of garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 114 ft. 8¼ in. and a depth of 100 ft., irregular in area; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 25, 1916, a stable for more than five horses and the whole of Jerome avenue running north being now occupied by garages or permits for their erection having been issued, other than lots 64 and 65; and

WHEREAS, this application was granted by the board of appeals at its meeting November 5, 1924, by the following resolution:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be limited to a one-story structure in height, of flat roof design and construction; that the rear and gable walls be unpierced throughout their entire height and length; that there be no vehicular entrance on the 172nd street front of this structure nor within 30 ft. of the corner of Jerome avenue; that the street front on 172nd street and Jerome avenue be finished in face brick with architectural terra cotta or stone trimmings, of attractive architectural design, return of proposed design to be made to this board for approval before submitting same to the superintendent of buildings; that any gasoline storage equipment installed shall be located at the extreme northerly end of the Jerome avenue front; that there shall be no signs or advertisement display maintained on the 172nd street front of the structure; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.";

and

WHEREAS, the applicant requests an extension of time to complete the work.

Resolved, that the board of standards and appeals does hereby grant an extension of time in which to complete work of one year from date of this action, June 1, 1926, on condition that the balance of resolution shall be complied with in all other respects.

528-25-BZ.

APPLICANT—Alfred J. Boulton, for Harry Seldin, owner.



# MINUTES

SUBJECT—Application for reopening—extension of time (re: decision of superintendent of buildings) to permit in a residence district the erection and maintenance of a poultry slaughter house.

PREMISES AFFECTED—East side of Bay 37th street, 285 ft. north of Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION—

(528-25-BZ)

WHEREAS, Alfred J. Boulton, for Harry Beldin, owner, filed, May 21, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a poultry slaughter house; premises east side of Bay 37th street, 285 ft. north of Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 1, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay 37th street is in a residence district; that Bay 38th street is in a residence district, and that Cropsey avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 1, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3:

"A poultry slaughter house in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 75 ft.; to be occupied as a poultry slaughter house; and

WHEREAS, the board deemed that the character of existing development and the sparsely settled condition of the section warranted the exercise of its discretion under sections 7f and 21 of the zoning resolution, to permit a temporary variation for non-conforming use; and

WHEREAS, this application was granted by the board at its meeting, December 1, 1925, on certain conditions, and applicant requested a modification as to time limit.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years from the date of issuance of permit by the health department, *on condition* that the health department authorize the conduct and operation of a chicken slaughter house on these premises; the building shall be restricted in height to a one-story structure above grade; the rear and gable walls shall be unpierced throughout their entire height and length unless opening on property in the same ownership and within the same lot area; and that all permits required by law and ordinances shall be obtained within three months and the building completed within six months from June 1, 1926.

1479-24-BZ.

APPLICANT—Charles D. Cords, for Charles Dougherty, owner.

SUBJECT—Application for reopening—extension of time to obtain permits and complete work (re: decision of superintendent of buildings) to permit in a business district extending from an

unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—42-44 Schenectady avenue Brooklyn.

APPEARANCES—

For Applicant: John H. Donlan.

ACTION OF BOARD—Application granted on condition.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION—

(1479-24-BZ)

WHEREAS, Charles D. Cords, for Charles Dougherty, owner, filed, December 16, 1924, an application, under building zone resolution, to permit the extension, from unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles premises 42-44 Schenectady avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, March 1, 1925, after due notice by publication in the Bulletin of Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Herkimer street is a business district and Atlantic avenue is an unrestricted district; Schenectady avenue is an unrestricted district to a point 100 ft. north of Atlantic avenue and northerly from this point is a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 26, 1924, in acting on Application 23364-24, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4.

"The erection of a public garage for more than five motor vehicles partly in a business district.";

and

WHEREAS, the proposed garage is to be of non-fireproof construction, one story in height above grade, irregular area, having a frontage of 50 ft. on Schenectady avenue and a width across the rear of 135 ft. 6 in. and a depth of 75 ft.; about 50 per cent of the proposed garage is in an unrestricted district and the remainder is in the business district; and

WHEREAS, under the provisions of section 7, subsection C, and section 21, the board is empowered to act; and

WHEREAS, this application was granted by the board of appeals at its meeting, March 17, 1925, by the following resolution:

*"Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above grade, and shall be fireproof throughout all walls of this structure, other than the street front on Schenectady avenue, shall be unpierced throughout their entire height and length, except such openings from the southerly gable wall to Atlantic avenue as may be required, located within the unrestricted use area of plot; that there shall be no skylights installed within 25 ft. of the northerly gable wall in the business area; that all skylights installed be glazed with plain glass, equipped with wire mesh above and below; that there shall be no roof of any nature or description erected or maintained that the exterior of the brick gable walls within business area shall be laid up with struck joints throughout; that any gasoline storage equipment installed be located at the Schenectady avenue front of the building; that the street front of the walls on Schenectady avenue shall be finished in face brick with archi-



## MINUTES

terra cotta or stone trimmings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action."

WHEREAS, the applicant requests an extension of time to obtain permits and complete the work.

*Resolved*, that the board of standards and appeals does hereby *grant an extension* of time for six months to obtain permits and one year to complete work, under conditions of original resolution.

Adjourned 5 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

## MINUTES

### \*CORRECTION.

The minutes of the meeting of the board of standards and appeals, held April 27, 1926, as they appeared in Bulletin No. 18, Vol. XI, are hereby corrected to read as follows:

### THE RESOLUTION:

(22-26-S)

WHEREAS, Samuel Schlau, for Sylvania Realty Corp., filed, January 8, 1926, a petition for variation from requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 529-531 West 46th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated December 2 and 9, 1925, respectively, read (Order No. 87627-)

"1. Provide a safe and unobstructed egress from the building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, \* \* \*"

(Order No. 88009-LD)

"1. Arrange the bars on windows on north and east sides of building on 1st, 2nd and 3rd stories, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed

*Correction*—No. "329-31" West 46th street changed to "31" West 46th street in line 4.

use of such windows for purposes of egress, as per Sec. 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, three stories in height, "L" shape, having a frontage of 50 ft., a depth of 67 ft. and 25 ft. wide at the rear. OCCUPIED: 1st story, garage for two automobiles and the remainder of the premises as a dry cleaning establishment, 12 persons on the 1st story; 2nd story, 3 persons; 3rd story, 22 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway extending from the 1st story to roof; enclosed in fire-retarding partitions on the 1st story and open above; a fire escape on the easterly wall of the building, extending from the roof to 2nd story balcony, with counter-balanced stair to yard; with EGRESS from the termination of the fire escape through the garage portion of the 1st story to street; and

WHEREAS, there are eight barred windows in the northerly walls and also eleven barred windows in the easterly wall of the premises; and

WHEREAS, petitioner proposes to fire-retard the ceiling and walls (where there are no brick walls) of the garage with plaster board and 26 gauge metal; and in re: the barred windows, contends that they are a necessary protection against theft, and that the building is adequately equipped with exits.

*Resolved*, that the orders of the fire commissioner be and they hereby are *affirmed*, and the petition be and it hereby is *denied*.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Appliances Submitted for Approval.*

1249-22-S—Angle Hose Valve, approval of.  
1274-22-S—Ford Fire Line Reducing Valve, approval of.  
1391-22-S—Quinn Acme Crude Oil Burner, approval of.  
1526-22-S—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.  
57-23-SA—Howard Water Pressure Reducing Devices, approval of.  
92-23-SA—Crocker Gas Valve, approval of.  
124-23-SA—Kennell Gas Cut-Off Valve, approval of.  
125-23-SA—Burnwell Mechanical Burner, approval of.  
127-23-SA—Dean Fuel Oil Pump, approval of.  
232-23-SA—Combustion Fuel Oil Burner, approval of.  
275-23-SA—Anti-Syphon Valve, approval of.  
S—Thermostats for Automatic Fire Alarm Systems, approval of.

1249-22-S—Coen Oil Burner, approval of.  
1274-22-S—Rodriguez Oil Burner, approval of.  
1391-22-S—Dempsey High & Low Pressure Fuel Oil Burner, approval of.  
1526-22-S—Delaney Fuel Oil Burner, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
92-23-SA—Surface Combustion Low Pressure Fuel Oil Burner, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.



# RESERVE CALENDAR

279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.  
 297-23-SA—"Automatic" Deluge Valve, approval of.  
 345-23-SA—Cornell Falat Oil Burner, approval of.  
 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.  
 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.  
 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 443-23-SA—Automatic Gas Shut-Off, approval of.  
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 544-23-SA—Domestic Fuel Oil Burner, approval of.  
 888-23-SA—Lewis Oil Burner, approval of.  
 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 959-23-SA—Hydro Carbon Oil Burner, approval of.  
 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.  
 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 1169-23-SA—Warren Fuel Oil Pumps & Heater Sets, approval of.  
 1176-23-SA—Ziegler Oil Burner, approval of.  
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.

1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Fuel Oil Burner, approval of.  
**1192-24-SA—Kemp Oil Burner, approval of.**  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 259-25-SA—Electrol Automatic Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 603-25-SA—Cook Automatic Electric Fuel Oil Pump, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Oil Burner, approval of.  
 887-25-SA—Moussette Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 940-25-SA—Doherty Gas Oil Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1032-25-SA—Melco Automatic Oil Burner, Type 100, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1193-25-SA—Paramount Fuel Oil Burner, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe System Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases in which action by the board has been deferred pending committee reports, of this board, court or departmental actions and will remain thereon until the aforesaid reports or departmental actions are consummated. Where a case or cases will be restored to the regular calendar due notice of the date set for hearing will be mailed to appellant, applicant or petitioner of record.*



# RULES

## FIRE RETARDING RULES

ated by the Board of Standards and Appeals August 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations the material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame when subjected to a continuous fire for one hour at an average temperature of seventeen hundred degrees Fahrenheit without the passage of flame, with a maximum temperature rise to four hundred degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted flame is measured shall be protected from external air under weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet. During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and lower sides with the fire-retarding materials specified for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following methods of construction shall be accepted as fire-retarding floor covering of the upper sides of wood floor beams in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or metal lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1927.)

**Rule 4. Ceiling Covering.** Any one of the following methods of construction shall be accepted as fire-retarding ceiling covering of the undersides of wood floor beams in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal on one (1) inch lapped seams nailed to the wood floor beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when spaced not more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# RULES

## RULES FOR THE CONSTRUCTION AND INSTALLATION OF GAS SHUT-OFF VALVES, ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, JANUARY 11, 1924.

### RULES FOR GAS SHUT-OFF VALVES TO COMPLY WITH ORDINANCE AMENDING ARTICLE 2 OF CHAPTER 12 OF THE CODE OF ORDINANCES, RELATING TO CONTROL OF GAS IN CERTAIN BUILDINGS IN CASE OF FIRE.

1. Gas shut-off valves and accessory appliances shall include valves approved as such by the Bureau of Standards, Washington, D. C., by the Underwriters' Laboratories, Inc., Chicago, Ill., by the Associated Factory Mutual Laboratories of Boston, or other recognized standard laboratory; and all valves shall be approved and meet the test prescribed by the Board of Standards and Appeals.

2. Gas shut-off valves shall be installed only by corporations, firms or individuals who shall furnish evidence of their qualifications under the Code of Ordinances, to the Fire Commissioner or the Tenement House Commissioner in their respective jurisdictions.

3. Such corporations, firms, or individuals shall maintain a Service Station which shall be in direct communication with the Fire Department by telephone or telegraph. Location of service station and means of communication shall be on file with the Fire Commissioner, in order that the Fire Department may insure immediate service when the gas is turned off by the members of the Fire Department or from any other cause.

The Fire Department shall have exclusive use of gas shut-off valves to be operated in the event of fire or other emergencies.

4. All gas shut-off valves to be installed must be made of the best quality of standard materials.

#### Protection of Valves:

5. The gas shut-off control shall be protected by a suitable, approved metal box, placed on the exterior of the building, which shall be connected, through a rigid metal conduit, by a cable, with the valve body placed on the gas intake where the gas pipe enters the building, and as near as practicable to the inside face of the wall, before reaching the meters. The lock for securing box on outside wall of building shall be operative only by a Fire Department inner box key by members of the Fire Department.

6. All valve bodies shall be made of brass or bronze. If a spring is used to actuate a valve in conjunction with the fusible link, it shall be of the best quality phosphor bronze.

7. The internal mechanism which acts to shut off the gas shall be securely connected with the external mechanism by a direct mechanical connection, made gas tight, where it passes through the valve body, by a stuffing box filled with soft, well-lubricated packing, in accordance with recognized standard practice.

#### Installation:

8. The valve shall be so installed as to be conspicuously displayed and readily inspected and reset by authorized persons.

Valves shall be located so that condensation will not accumulate in the valves; and shall be installed so that gas will flow through the valve in direction indicated on it.

9. Valves shall be secured in piping by threaded connections or companion flanges. Combustible packing or sheet lead shall not be used between flanges.

10. The gas main at both ends of the valve must be rigid and secure to withstand the pull from the control handle. Additional non-combustible brackets or hangers must be provided, if necessary, to secure and maintain rigid installation.

11. The valve shall be enclosed in a substantial, perforated metal case, conspicuously exposed, painted and protected by standard lock acceptable to the Fire Prevention Bureau, and shall indicate the name, telephone number and address of installer, to insure prompt service to property owner.

12. Casing of the valve on gas intake shall be locked to protect valve from interference and make accessible only to authorized persons. Perforation allow circulation of air around fusible link, shall be provided and so arranged as to prevent tampering with valve when casing is locked.

#### Control Box:

13. The control handle for the manual closing of valve shall be in a locked metal control box having an iron cover conspicuously labeled with raised letters painted red.

14. On the outside of the cover or the inside of control box, in raised or stamped letters, or on a separate fastened metal plate, shall be displayed concise operating directions, together with the name, initials or registered trademark of the manufacturer.

15. The control box must be placed as nearly as practicable above the point where the gas main enters premises as is practicable, when this does not involve excessive length of cable and extra turns, and at a height above the sidewalk or grade, of not less than two feet and not more than five (5) feet. Without special permission, the control box shall not be placed or recessed on basement window frames, or directly above basement windows or other openings, nor shall it be placed behind doors or other obstructions which would prevent the Fire Department from having easy access to it.

16. Control boxes must be securely and permanently fastened. Whenever possible, they shall be fastened to non-combustible wall, pillar or column. They shall be secured by not less than two 3/16 inch bolts or equivalent. Unless the building is so constructed, the control box must unavoidably be secured to a wall. The use of wood screws is not permitted for supporting countersunk control boxes; lag bolts shall be used. When the walls are of masonry or concrete, through bolts, expansion bolts or toggle bolts shall be used. All fastenings must be arranged so that they cannot be loosened except from inside opening of control box.

17. Control boxes may be set or recessed into the wall to a depth not greater than the depth of the box. The cover is flush with the face of the wall. Control boxes may be mounted directly on the surface of the wall.

18. The control box shall be located on the outside of the building wall, facing the street, whenever possible. When the control box is installed on an alley facing a building, or in a similar place where the control box is subject to injury from passing vehicles, etc., the control box must be thoroughly protected. This may be accomplished by having the control box recessed, marked by a white red paint ring and waterproof white paint ring on the wall, or, when such protection is not available, protected by heavy iron channels or angles secured to the wall through bolts, expansion bolts, or toggle bolts.

#### Control Handles:

19. Control handles shall be of standard construction arranged to fit the control boxes so that they can be locked without difficulty, and cable connections shall be securely made in an approved manner, according to design of the handle.



# RULES

le:

0. The connection between the valve and control handle shall be as direct as practicable, and shall consist of a single piece of stranded phosphor bronze cable not less than 3/32 inch in diameter. No splices in the cable shall be permitted.

1. It is essential that cable connections to valve and handle be securely made according to the design in each case. The cable may be slightly annealed for making joints, and, when cutting the cable, it should be taped and covered through the tape, or a small amount of solder applied where it is to be cut, so as to prevent frayed end.

duit:

2. The control cable for the shut-off valve shall be run in galvanized wrought iron or steel pipe or other standard approved conduit not less than 1/2 inch in diameter. The pipe or conduit line must be water-tight and continuous from the casing enclosing the operating mechanism of the valve to the control box on outside of building. The cable shall not be exposed at any point in its run.

3. All ends of pipe or conduit, not only at valve and control box terminals, but in the run of the piping, shall be carefully reamed so as to remove burrs and fins caused by cutting-off tools, which would interfere with the movement of the cable in the run, or cut, or wear the cable. Joints should not be employed in making joints.

4. Pipe or conduit must be rigidly and permanently secured in position. Pipe straps and hangers of standard type may be employed for this purpose. In every case supports must be provided at points sufficiently numerous to prevent sagging. Pipe straps (if used) must be of steel of sufficient thickness to insure a permanent fastening and must be thoroughly coated to prevent corrosion.

s and Offsets:

5. Bends of small radius or through much of an arc, which produce possibilities of binding of the cable or of an appreciable friction resisting the pull of the cable; therefore, approved roller fittings shall be required wherever pipe or conduit is bent to a radius of less than 4 feet, or wherever the bend is through an arc exceeding 90 degrees, except as outlined for offsets.

6. When connections to control boxes are made from outside, it is frequently necessary to make an offset in the conduit to avoid a water table or other part of a building.

7. One offset of not more than 2 inches will be permitted for each installation at such points. The bends in pipe forming the offsets must be carefully made to avoid cracking the enamel or galvanized coating, or the cracking of the pipe or conduit. The amount of offset shall not exceed 2 inches and the length of the offset shall not be less than five times the amount of the offset. For example, a 2-inch offset must be at least 10 inches long. Single offsets only shall be permitted. Multiple offsets are not acceptable.

Fittings:

8. For turns in the conduit greater than those mentioned in rule 5, approved roller fittings shall be used. No roller fittings turning more than 90 degrees from a straight line shall be used.

Automatic Control:

9. The fusible link which controls actuation of the valve in event of direct heat, shall melt at not less than 225 degrees F and shall be so arranged as to in no way interfere with the manual means of shutting off the gas which is controlled by the handle in box placed on the face of the valve. Only approved fusible links shall be used. Automatic control shall in no way depend upon electric current in operation.

## Production Tests at Factory:

29. Valves must be tight under the following tests:

(a) Valves shall be mounted in the position in which they are designed to operate. Normal city gas pressure or equivalent air pressure shall be applied to the inlet side and the valve shall completely shut off the gas or air when closed as in normal operation.

(b) To determine whether the valve shuts off tightly under this test, a tube shall be connected with the outlet side of the valve and the outer end of the tube shall be immersed in water to a depth not exceeding one (1) inch, indicating leakage by bubbles rising through the water from the end of this tube.

(c) Valves, after this test, shall be capable of shutting off ten (10) pounds air pressure applied to the inlet side: to determine whether the valve is tight, the test procedure shall be as indicated in the preceding test.

(d) Valve bodies shall be strong enough to withstand, without leakage, one hundred (100) pounds pressure applied from either end with the other end closed. In this test the entire valve, including the stuffing box, shall be completely immersed in water, so that leakage will be indicated by bubbles rising through the water.

(e) The fusible link connections of each valve shall be carefully tested to avoid prematurely operating the gas shut-off valve through vibration or concussion. The construction of the fusible link connections shall be so designed and made that the automatic feature will not operate through vibration or concussion.

(f) The entire process of manufacture of the valves shall be subject to inspection and review and each valve shall be tested at the factory by a recognized laboratory or agency with facilities for making the test prescribed by the Board of Standards and Appeals, and each valve must bear satisfactory evidence that it has been so tested.

(g) Manufacturers of gas shut-off valves must submit the name or names of said laboratories or agencies to the Fire Commissioner or the Tenement House Commissioner, in their respective jurisdictions, with satisfactory evidence of their ability and facilities to properly carry out said tests.

(h) Valves and operating mechanism shall be so designed and constructed that they will withstand deteriorating effects or corrosion, as evidenced by operating tests.

## Installation and Inspection Tests:

30. a. After shut-off valve is installed, it shall be set and operated to determine that proper closure is secured by operating the control handle. Particular care should be taken to observe that when operating the control handle, no part of the cable or of its attachment to the valve interferes in any way with the positive closure of the valve.

b. After the above test, all gas outlets in the building must be inspected to insure their being closed before the valve shall be set and the gas turned on. Valve and connections shall also be tested for leaks by applying a solution of soap and water to all parts, including connections to gas piping.

c. After the valve has been used to shut off gas, it shall be reset only by authorized corporations, firms or individuals, or by members of the Fire Department.

d. Operating and installation corporations, firms or individuals responsible for the installation of the gas shut-off valves shall permanently maintain properly equipped service stations in each of the boroughs where they install valves.

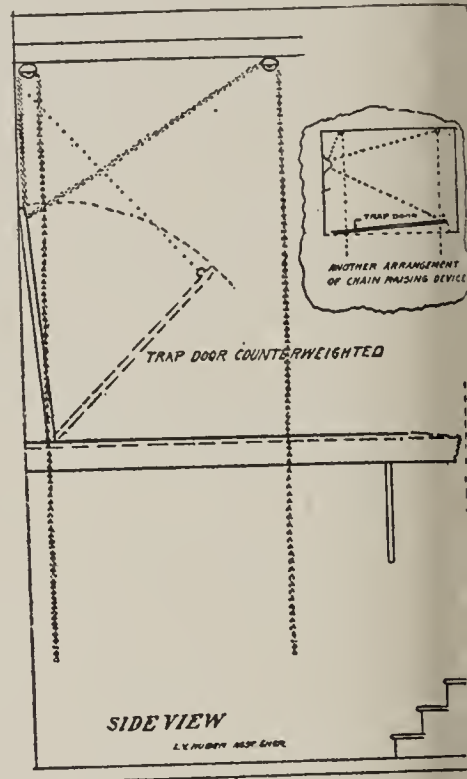
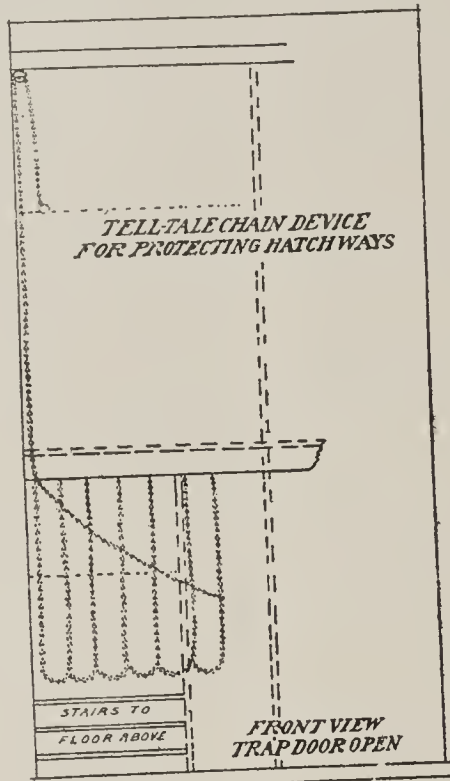
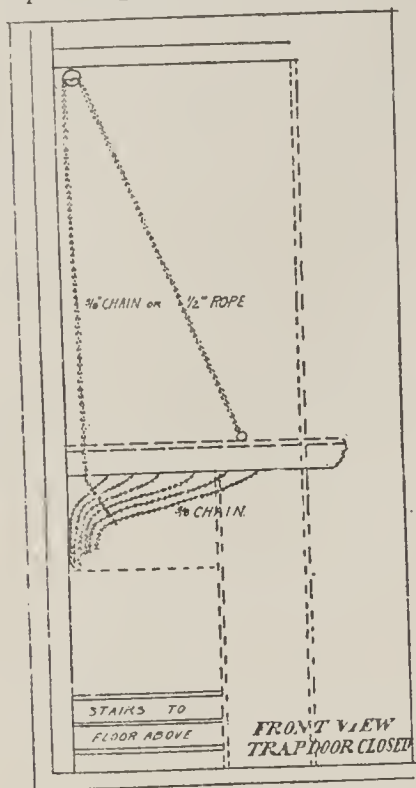
e. Gas shut-off valves and installations shall be inspected at least once a year by members of the Fire Department or the Tenement House Department, in their respective jurisdictions, or by corporations, firms or individuals authorized to install gas shut-off valves, as determined by the Fire Commissioner or the Tenement House Commissioner, in their respective jurisdictions.



# RULES

## HATCHWAY PROTECTION.

The board of appeals, in acting on Cal. 1690-18-A, adopted  $\frac{5}{8}$  in. in width and a bar diameter of  $\frac{1}{8}$  in. The normal resolution in relation to the protection of hoistways overposition of the chains when the trap door is closed is pulled the entrance to stairways. This resolution permitted tell-up against the ceiling and side wall. When the trap door is opened, the loop ropes sustaining the chain drop down the side of the hoistway. The accompanying diagram shows the method and the chains form a curtain across the entrance doorway or platform. The accompanying diagram shows the method of operating the tell-tale chains. These chains have links and across the foot of the stairs.



# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals,  
March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 1 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside extractors not more than 30 in. in diameter by 30 in. in height over all nor more than two 20 in. extractors, the measurement being the diameter of the inside basket of the machines and extractors shall be operated solely by electric power and do not require the installation of a boiler or plant.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1 $\frac{1}{2}$ -3 Mix, 4 pounds of hydrated lime per cement.

1-2-4 Mix, 5 pounds of hydrated lime per cement.

1-2 $\frac{1}{2}$ -5 Mix, 6 pounds of hydrated lime per cement.

For hand mixed concrete, the hydrated lime and cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete to be deposited under water.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES.

(217-21-SR)

(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Monday, June 11, 1926, at 10 a. m., Room 1913, Municipal Building, on proposed amendments to Fuel Oil Rules.

*Matter in italics is new. Matter in [ ] is old matter to be removed.*

### Article 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

### Grade A Fuel Oil Shall Include:

Oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

### Grade B Fuel Oil Shall Include:

Oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

### [Rule 33.] Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow tile of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have an entrance from the street only, and shall be adequately ventilated direct to the outer air.

[(a)] No person, firm, company or corporation shall use in the limits of the City of New York any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

### [GRADE A FUEL OIL.]

### 2. Manner of Storage for [Grade A] Fuel Oil.

Oil, to be used for [commercial] heating and power purposes, shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks.

### 3. General Location of Tanks for [Grade A] Fuel Oil.

In all *except* fireproof buildings fuel oil storage tanks shall be buried below the floor of the lowest story

in the manner required for tanks outside of the building or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4A. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

[(b)] Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.]

[(c)] Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.]

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# PUBLIC HEARING

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 4B [19.] Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, *unless an approved anti syphon valve is used*, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Material and Construction of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free

from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{16}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. shell and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{3}{4}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will carry the load with a factor of safety of five (5), using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from the center of the rivet lines on these members must be in excess of twenty-four inches, and the rivets must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of 6 inches center to center on these members.

(f) When structural reinforcing members are used together with braces, in order to reduce the effective length, the braces shall not be stressed higher than 10,000 (9,000) pounds per square inch taken in the minimum net section.

(g) If structural members are omitted and the flat surfaces of the tank are braced entirely by means of rods or other members, these members should not be spaced greater than 24 (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that the members will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings and above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of head plates  $\frac{1}{8}$  inch.



# PUBLIC HEARING

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plates shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

d) In all cases, steel tanks for the storage of fuel must be built metal to metal. No filler of any kind be permitted.

e) [Rule 20 (a)] Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule except that tanks of a capacity of over 60 gallons and more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

f) [Rule 20 (b)] Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

1) Where welding is to be used for a part or for the whole tank, the tank shall be fabricated as required under Section 5.

2) All welded seams of plates shall be lapped or butt welded.

3) When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of full penetration fillet.

4) Where a butt joint is used, it shall be of the 90 deg. V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

5) All heads shall be flanged, the straight part of the flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For 1/4 inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For 3/8 inch heads, 2 1/4 inch flange.

6) For heads over 120 inches diameter the flange shall be reinforced in length by one-half inch for each increase in diameter of 2 feet.

7) Where heads are set into the shell, they shall be a tight fit and the shell shall fit the head closely all around.

8) If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

9) Where the heads are butt welded to the shell, the head shall be reinforced to a total thickness of at least one and one-half times the shell thickness. For tanks of 1,100 gallon capacity the head welds shall be of the double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

10) Where tanks are made up of two or more rings welded longitudinal joints of adjacent sections shall be staggered. At no point of a butt girth joint shall the joint on one side be offset with the sheet on the other side by an excess of one-half of the thickness of the plate. All girth joints shall be welded inside and out and

reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half (1 1/2) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth (1/4) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half (1 1/2) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half (1/2) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks,



# PUBLIC HEARING

shall withstand after being set in place, a hydrostatic *or oil* test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic *or oil* pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic *or oil* test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

## Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic *or oil* test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

## Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

## Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for [Grade A] Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted. *Except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.*

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic *or oil* pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than the supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of a pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in. in the spring type with working parts of non-corrosive construction and shall be set to discharge at not less than fifty (50) per cent above the maximum working pressure.

(b) Where pressure systems are used an automatic by-pass valve of size equivalent to that of the discharge valve shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

### Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through the building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or sump carried within four (4) inches of the lowest point of the tank.

(d) Fill pipe shall be made up with screw threaded flanged fittings and shall be oil tight and secured in place.

### Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without a trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend below the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be connected into a main header. Connections to the header shall not be less than one foot above the level of the highest reservoir from which the tanks may be supplied. The main vent pipe from the header shall be secured to the aggregate area of vent pipes connected to the tanks.

(c) Vent openings shall be screened by 40 mesh galvanized wire screen, and shall be of sufficient size to adequately vent the tank during the filling operation.



# PUBLIC HEARING

vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weatherproof hoods and terminate outside the building above the roof surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to trucks by tight connections and filled by pressure, one (1) inch line shall be connected to tank and fill parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in line so as to permit excess oil in the tank to flow into the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of water coils thermostatically controlled and the tanks shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Section 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge line near each pump; in discharge line near each tank as near the tank as practicable, and in discharge lines near each burner.

## Section 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so arranged as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept closed when not in use.

## Section 11A. Pumps for Grade A Fuel Oil.

Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

Pumps located in the same room where burners are installed shall be provided with a remote control.

Pumps used in connection with outside above ground storage tanks shall be located outside embankments, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a viscosity of not more than eighteen (18) degrees Baume

and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. [Rule 24.] Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for [Grade A] Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## [Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.]

## [GRADE B FUEL OIL.]

## [Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.]

## [Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal



# PUBLIC HEARING

outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

## 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.]

### [Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.]

### [Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.]

### Rule 17. [22.] Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

### [Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

### [Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).]

### [Rule 25. Piping for Grade B Fuel Oil.

#### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

#### Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

#### Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

#### Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

#### Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.]

### Rule 18. [26.] Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided on each burner and in the discharge line from each storage tank.

[(b) See Rule 9 (a) for construction of valves.]

(b) [(c)] A remote or thermostatic control for shutting off the supply of oil to the burners shall be provided.

(c) [(d)] An automatic by-pass valve of a size equal to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the discharge line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-combustible materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent of the maximum working pressure..

### [Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.]

### Rule 19. [28.] Pilot Light.

Automatic systems unless electrically ignited shall be designed so that the flame cannot be extinguished by operation of the automatic control valve and a [A] pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

### Rule 20. [29.] Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other appliances originally designed for use of fuel other than oil shall not be used in connection with oil burners unless the space in which vapors might collect are adequately ventilated and if used shall be of such construction as to withstand the maximum temperature of which the oil burner in use is capable.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be installed in a smoke pipe or flue.

### Rule 21. [30.] Fire Protection in Domes and Stallions.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster or other approved incombustible material. At the front of the furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths (3/4) of an inch of Portland cement on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be installed a hand fire extinguisher of an approved type for use on oil fires.

### [Rule 31. Instruction Cards.]

See Rule 14.

### [Rule 32. Installation.]

See Rule 16.



# PUBLIC HEARING

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial buildings, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately vented direct to the outer air.]

## Rule 22. [34.] Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by

gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 23. [35.] Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### Rule 1. PERMIT.

**Prohibition.** No person shall smoke, or carry a cigar or cigarette in any factory as defined in Section 1, Section 2, of the State Labor Law, nor in any part of a factory, within the City of New York, except in protected portions or special classes of occupancies as specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and lessee or lessees of the building containing such factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall require, a notice of such prohibition, and the penalty for its violation.

**Application.** Application for such permit shall be made only by the owner of the building on suitable forms to be furnished by the fire commissioner.

**Time Limit.** Such permit shall be for a definite period not exceeding one year, and shall not be renewed after expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

**Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and the permit shall be framed and kept posted in a conspicuous place in the factory.

**Revocation.** Violation of any of the conditions stated in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the premises until at least one year has elapsed.

## RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;

Boiler making;

Brick, terra cotta or artificial stone works;

Forge shops;

Foundries;

Iron, steel, brass or copper works;

Machine shops;

Smelting;

Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed; waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including June 2, 1926 .....	496	Dismissed .....	
Restored to calendar .....	43	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	113	Granted on condition .....	
Requests to amend .....	19	Appliances approved .....	
Requests for modification .....	16	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	0	Rules approved .....	
Requests for extension of time .....	10	Rules disapproved or rescinded .....	
Requests for extension of permit .....	20	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	8	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
		Requests for modification granted .....	
		Requests for modification denied .....	
		Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
Total .....	1470	Total .....	
Disposed of .....	823		
Cases pending June 2, 1926 .....	647		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice date for the hearing in his case, and that the failure to receive such notice is no excuse for not appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the appellant or petitioner to file necessary data by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

ed under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the  
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JUN 22 1926

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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PHONE—Worth 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to  
noon.

Communications should be addressed to the chairman of  
the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

cket.

ll of Clerk's Calendar.

e Trial Calendar.

ices in Building Zone Cases.

utes of Regular Meeting, June 8, 1926, at 10  
a. m.

utes of Regular Meeting, June 8, 1926, at 2  
p. m.

rection.

es.

tice of Public Hearing.

gress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building,  
Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-  
gineers, pertaining to the work of the board, will be seen  
only between the hours of ten in the morning and one in the  
afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the  
Building Zone Resolution, and its object is to give inter-  
ested property owners opportunity to file objections, if any,  
and will be called in Room 1013, Tuesday, June 15, 1926,  
at 2 o'clock. At this call each case is set for hearing on  
a definite day.

The next subsequent Call of the Calendar will be on  
Tuesday, June 22, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the  
calendar of cases that have been definitely set for hearing  
on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in  
connection with which court proceedings are pending or in  
progress, nor accepted that are not filed within twenty days  
from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, applica-  
tion or petition shall be regarded as a mere notice of in-  
tention to seek relief until it is filed on the form required  
by the rules of this board.

Upon receipt of any such communication the writer will  
be supplied with the official forms for presenting his ap-  
peal, application or petition, and if he fails to supply the  
data required thereon, within twenty days, his case may be  
dismissed for lack of prosecution.

At the time of filing an application, the appellant or peti-  
tioner shall forward a signed notice of appeal addressed  
to the administrative official (either superintendent of build-  
ings or fire commissioner) and file with this board a dupli-  
cate of said notice.

Petitioners are advised that their plans must indicate the  
points of the compass so as to establish the true location and  
position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and  
expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending June 9, 1926.*

*Cal. No. Department. Premises Affected.*

529-26-A.....F.D. ....284 N. 6th st., Bklyn.  
Alt. 30-1926.  
528-26-BZ.....B.B.B. ...2150-2174 Gravesend ave.,  
Bklyn. Applic. 8498-1926.  
527-26-A.....F.D. ....35 Howard st., Man.  
L. C. 33686.  
526-26-S.....F.D. ....180 4th ave., Bklyn.  
L. D. 89638.  
525-26-A.....F.D. ....340 Hamilton st., L. I. City, Q.  
L. C. 98596.  
524-26-BZ.....B.B.Q. ...8614-8618 Walnut ct., Rich Hill,  
Q. N. B. 5090-1926.  
523-26-S.....F.D. ....347 E. 102nd st., Man.  
L. D. 96062.  
522-26-A.....F.D. ....3718-3728 14th ave., Bklyn.  
F-75008.  
521-26-A.....F.D. ....692 Broadway, Man.  
L. F. 95272  
520-26-BZ.....B.B.R. ...N. E. cor. Vineland ave. &  
Journeay ave., Rich.  
N. B. 557-1926  
519-26-S.....B.B.M. ..16 E. 53rd st., Man.  
N. B. 675-1925.  
518-26-S.....B.B.M. ..13-19 W. 47th st., Man.  
N. B. 546-1925.  
517-26-BZ.....B.B.M. ..90-98 Park ave., Man.  
N. B. 287-1926.  
516-26-BZ.....B.B.Bx. .N. E. cor. Mosholu ave. & 255th  
st., Bx. N. B. 500-1926.  
515-26-BZ.....B.B.Bx. .3184 Webster ave., Bx.  
N. B. 791-1926.  
514-26-A.....F.D. ....1584-1586 Fulton st., Bklyn.  
F-86188.  
513-26-S.....F.D. ....1584-1586 Fulton st., Bklyn.  
L. D. 86183.  
512-26-S.....B.B.M. ..36 W. 44th st., Man.  
Certificate of Occupancy.  
511-26-S.....B.B.M. ..440-448 9th ave., Man.  
N. B. 49-1926.  
510-26-A.....F.D. ....229 Bowery, Man.  
C-34182.  
509-26-BZ.....B.B.Q. ...N. W. cor. Northern blvd. &  
227th st., Bayside, Q.  
N. B. 5451-1926.  
508-26-S.....F.D. ....68-72 Church st., Man.  
L. D. 94156.  
507-26-A.....F.D. ....223 Grand st., Man.  
F-86846.  
506-26-S.....F.D. ....S. E. cor. Grand st. & Orchard  
st., Man. L. D. 90691.  
505-26-A.....F.D. ....54-56 Dey st., Man.  
L. C. 33544  
504-26-SA.....F.D. ....Rayfield Fuel Oil Burner.  
Appliance.  
503-26-BZ.....B.B.M. ..1560-64 Lexington ave., Man.  
Alt. 304-1926.

502-26-A.....F.D. ....141-145 Wooster st., Man.  
F-776  
501-26-S.....B.B.M. ..130 W. 45th st., Man.  
Alt. 630-1925  
500-26-S.....F.D. ....440 Fulton st., Bklyn.  
Decis  
499-26-A.....F.D. ....957-971 Kent ave., Bklyn.  
L. C. 99  
498-26-A.....F.D. ....1325 Grand st., Bklyn.  
F-52  
497-26-S.....B.B.M. ..34 E. 30th st., Man.  
Viol. 5

*Restored to Calendar.*

783-25-A.....F.D. ....654 Broadway, Man.  
F-81

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department  
B.B.B. ....Bureau of Buildings, Brooklyn  
B.B.M. ....Bureau of Buildings, Manhattan  
B.B.Q. ....Bureau of Buildings, Queens  
B.B.R. ....Bureau of Buildings, Richmond  
B.B.Bx. ....Bureau of Buildings, Bronx  
T.H.D. ....Tenement House Department

## CALL OF CLERK'S CALENDAR. TUESDAY, JUNE 15, 1926, AT 2 P. M. *Building Zone Cases.*

28-26-BZ.  
APPLICANT—Harry Hurwit, for Mano Realty  
owner.  
PREMISES—1311 Amsterdam avenue, Manhattan.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT the alteration and change of occupan  
a stable for more than five (5) horses to a  
for the storage of more than five (5) mot  
hicles.  
108-26-BZ.  
APPLICANT—Eugene De Rosa, for Emerdyke  
Corp., owner.  
PREMISES—4915-4923 Broadway, Manhattan.  
APPLICATION, under sections 7b and 21 of the b  
zone resolution,  
TO PERMIT the extension from a business distr  
a residence district of a proposed theatre b  
175-26-BZ.  
APPLICANT—Joseph Leone, for Edward H. Li  
owner.  
PREMISES—299-307 5th street, Brooklyn.  
APPLICATION, under sections 7e and 21 of the  
ing zone resolution,  
TO PERMIT in a business district the erection an  
tenance of a garage for the storage of mo  
five (5) motor vehicles.  
234-26-BZ.  
APPLICANT—John J. Gilmartin, for Brian G. Hug  
owner.



# CALENDAR

PREMISES—East side of Cedar avenue, 93 ft. 11 in. south of West 179th street, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.

APPLICANT—James W. Byrnes, for Max Kirsch, lessee.  
PREMISES—109 Blake avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the installation and maintenance of a gasoline service station.

25-BZ.

APPLICANT—John J. Dunnigan, for Marie Carberry, owner.  
PREMISES—West side Third avenue, 80.74 ft. south of East 182nd street, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board).

6-BZ.

APPLICANT—James W. Byrnes, for Mary G. Conboy, owner.  
PREMISES—405-413-423 44th street, Brooklyn.  
APPLICATION, under sections 7a and 21 of the building zone resolution,  
PERMIT partly in a residence district and partly in a business district the alteration, extension and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

2-BZ.

APPLICANT—Harry M. Sushan, for Katinka Petersen, owner.  
PREMISES—746 Fourth avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the extension in height for an additional story of a one-story motor vehicle repair shop.

3-BZ.

APPLICANT—John J. Dunnigan, for John C. Gaffney, owner.  
PREMISES—3617 Bainbridge avenue, The Bronx.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

3-BZ.

APPLICANT—John J. Dunnigan, for Lichtenstein & Bernstein, owners.  
PREMISES—1882 Crotona avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the proposed extension of an existing wet wash laundry.

3-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., Frank Karp Co., Inc., and Franksol Realty Co., Inc., owners.

PREMISES—690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of an automobile salesroom and service station.

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corp., owner.  
PREMISES—1714-1726 Kings highway, Brooklyn.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes. (Reopened on June 1st, for the purpose of modifying resolution previously adopted.)

346-26-BZ.

APPLICANT—James Kearney, for Edward Morrison, owner.  
PREMISES—116-122 West 100th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JUNE 15, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1130-25-A—537-541 East 15th street, Manhattan.

85-26-A—328-340 Teneyck street, Brooklyn.

171-26-A—413 East 31st street, Manhattan.

217-26-A—2290 Bedford avenue, 40 Snyder avenue and 2219 Albemarle road, Brooklyn.

262-26-A—638 54th street, Brooklyn.

288-26-A—740-748 Whitlock avenue, The Bronx.

294-26-A—440-444 West 13th street and 854-856 Washington street, Manhattan.

296-26-A—329 East 47th street, Manhattan.

307-26-A—239-259 Gold street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 15, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1144-24-BZ—Application, April 27, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Thomas Keenan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution); premises 560-562 11th street, Brooklyn.

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.



# CALENDAR

CAL. NO. 209-26-BZ—Application, March 12, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Tremont Monterey Corporation, owner, to permit in a residence district the alteration and conversion of use of dwellings to business purposes on the first story; premises 202-206 East Tremont avenue, The Bronx.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 300-26-BZ—Application, April 7, 1926, under sections 7c and 21 of the building zone resolution, of S. Stanwood Menken, applicant, on behalf of 110 West 42nd Street Corporation, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for business purposes; premises 664 Fifth avenue, Manhattan.

CAL. NO. 13-26-BZ—Application, January 5, 1926, under sections 7a, 7e and 21 of the building zone resolution, of Henry J. Nurick, architect, on behalf of Harry Gare, owner, to permit in a business district the extension of a garage for the storage of more than five (5) motor vehicles; premises 316-320 Saratoga avenue, Brooklyn.

CAL. NO. 233-26-BZ—Application, March 19, 1926, under section 7b of the building zone resolution, of John DeHart, applicant, on behalf of Morris Katz, owner, to permit the extension from a business district into a residence district of a proposed business building (stores); premises 3361-3371 Westchester avenue, The Bronx.

CAL. NO. 337-26-BZ—Application, April 17, 1926, under section 21 of the building zone resolution, of Arnold Lichtig, applicant, on behalf of Mosholu Building Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story; premises 188-196 Audubon avenue and 550 West 175th street, Manhattan.

CAL. NO. 263-25-BZ—Application, May 18, 1926, under section 21 of the building zone resolution, of Harry Schwartz and William Lipitz, applicants, on behalf of Isotta Motors, Inc., owner, to permit in a business district the maintenance of a motor vehicle repair shop on the first story (previously dismissed); premises 131 West 52nd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JUNE 15, 1926, 2 P. M.

*Appeals from Administrative Orders.*

1111-25-A—50-58 Boerum place and 209-233 State street, Brooklyn.

68-25-A—Northeast corner of Schooley place and B fort street, Jamaica, Borough of Queens.

223-26-A—3902-3912 14th avenue, Brooklyn.

69-26-A—35-17 91st street, Jackson Heights, Borough of Queens.

1320-25-A—South side Grand street, 460 ft. west of G son avenue, Maspeth, Borough of Queens.

224-26-A—689-691 Fifth avenue and 1 East 54th s Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of s ards and appeals of a public hearing under the prov of the building zone resolution, *Tuesday afternoon, Ju* 1926, at 2 o'clock, in Room 1013, Municipal Buildin the following matters:

CAL. NO. 95-26-BZ—Application, February 1, 1926, sections 21 and 7a of the building resolution, of William F. Doyle, cant, on behalf of Sobol Brothers, ers, to permit in a business distri extension and enlargement of an ing gasoline service station; pr southeast corner of East 168th and Jerome avenue, The Bronx.

CAL. NO. 146-26-BZ—Application, February 23, 1926, section 7c of the building zone tion, of Edward P. Doyle, applica behalf of Lever & Sidway, Inc., to permit in a business district e ing from an unrestricted distri erection of a garage for the stor more than five (5) motor ve premises 253-263 Nagle avenue, West 204th street and 3814 Ten nue, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, section 21 of the building zone tion, of Gardiner Conroy, ap on behalf of Fogel-Hirsh I Co., owner, to permit in a r district the erection and main of a building for business oc on the 1st story; premises 8 Bay parkway, Brooklyn.

CAL. NO. 199-26-BZ—Application, March 9, 1926, un tion 21 of the building zone re of William F. Doyle, applica behalf of Hymar Greenberg, o permit in an "F" area district ing from a "C" area district, tion and maintenance of a house, with the area of lot yard and courts designed as by the zone resolution for a district; premises southwest c Forest parkway and Ruth pla ough of Queens.

CAL. NO. 182-26-BZ—Application, March 2, 1926, u tion 21 of the building zone tion, of Richards, Smyth a way, applicants, on behalf of H. Ohlau, owner, to permit i ness district the erection and nance of a gasoline selling premises 386 Euclid avenue, corner of Liberty avenue, E

CAL. NO. 135-26-BZ—Application, February 16, 19 sections 7e and 21 of the buil resolution, of Livingston & L applicants, on behalf of Isaac owner, to permit partly in a district and partly in a resic trict the erection and mainter garage for the storage of 1



# CALENDAR

five (5) motor vehicles; premises 528-544 Lefferts avenue, Brooklyn.

no. 151-26-BZ—Application, February 23, 1926, under sections 7a and 21 of the building zone resolution, of Tengis Realty Co., Inc., applicant and owner, to permit in a residence district the change of occupancy of the basement and first story from residence use to a business use; premises 81 West 118th street, Manhattan.

no. 25-26-BZ—Application, January 9, 1926, under section 7e of the building zone resolution, of Magnuson and Kleinert, architects and engineers, on behalf of Squilacci & Torre, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 571-583 East New York avenue, Brooklyn.

no. 285-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Abraham H. Schwartz, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district the erection and maintenance of a building for store and theatre purposes; premises 12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, JUNE 18, 1926, 10 A. M.

SPECIAL MEETING.

*Rules.*

19-SR—Fuel Oil Rules.

21-SR—Fuel Oil Rules.

CALL OF CLERK'S CALENDAR.

TUESDAY, JUNE 22, 1926, AT 2 P. M.

25-BZ.  
APPLICANT—Philip J. Sinnott, for David Serota, owner.  
PREMISES—East side of Utica avenue, 265 ft. 5 in. south of Farragut road, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the installation and maintenance of a gasoline selling station.

32-BZ.  
APPLICANT—Frederick J. Flynn, for Schinasi Commercial Corp., owner.  
PREMISES—311 West 120th street, Manhattan.  
APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,  
TO PERMIT in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles (previously denied under section 7e).

35-BZ.  
APPLICANT—McIntyre & O'Leary, for Essex Shepherd & Co., owner.  
PREMISES—940 East 178th street and 1987 Vyse avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building for business occupancy on the 1st story.

227-26-BZ.

APPLICANT—Schreiber, Collins, Myers and Buchter, for 135 West 100th Street Corporation, owner.

PREMISES—133-135 West 100th street, Manhattan.

APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

245-26-BZ.

APPLICANT—David Falconer, owner.

PREMISES—183-185 Patterson avenue, Astoria, Borough of Queens.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

274-26-BZ.

APPLICANT—John DeHart, for Ida M. Hewitt, owner.

PREMISES—3349-3351 East Tremont avenue, The Bronx.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

322-26-BZ.

APPLICANT—Philip J. Sinnott, for Ruland Holding Corp., owner.

PREMISES—Southeast corner of 233rd street and Broadway, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

344-26-BZ.

APPLICANT—William F. Doyle, for Maple Court Garage, Inc., and Jennie Sorock, owners.

PREMISES—1612-1626 Church avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.

360-26-BZ.

APPLICANT—John J. Dunnigan, for N. E. 168th Street Corporation, owner.

PREMISES—2831-2841 Bailey avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

351-26-BZ.

APPLICANT—William F. Doyle, for Burlington Holding Corp., owner.

PREMISES—178-186 Parkside avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a store and factory building.

1083-25-BZ.

APPLICANT—Joseph Zicarelli, owner.

PREMISES—51 West 11th street, Manhattan.



# CALENDAR

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district and "B" area district the erection and maintenance of a rear extension, in excess of more than 40 per cent of the area of the yard required by the zone resolution.

201-26-BZ.

APPLICANT—John Messerschmitt, for Owl Sales Service Co., Inc., owner.

PREMISES—290-292 Eighth avenue, Astoria, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT, in a residence district the extension of an existing garage for the storage of more than five (5) motor vehicles.

**JUNE 22, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

243-26-A—82-96 White street, Brooklyn.

247-26-A—283 Rider avenue, The Bronx.

257-26-A—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

158-26-A—Northeast corner of Flushing and Highland avenues, Jamaica, Borough of Queens.

163-26-A—3973 Saxon avenue, The Bronx.

164-26-A—2873 Bainbridge avenue, The Bronx.

202-26-A—619-621 East Fordham road and 2521 Hughes avenue, The Bronx.

190-26-A—North side of Calyer street, 430 ft. west of West street, Bldg. A, and south side of Calyer street, 380 ft. west of West street, Bldg. B, Brooklyn.

216-26-A—231-233 West 18th street, Manhattan.

231-26-A—517 83rd street, Brooklyn.

493-26-A—424-442 Lexington avenue, Manhattan.

308-26-A—1117-1163 Grand street, Brooklyn.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 22, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 230-26-BZ—Application, March 18, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Metropolitan Realty, Inc., owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 24-26 East 40th street, Manhattan.

CAL. NO. 326-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of Jacob Lubroth, architect, on behalf of Beardsley Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied for store pur-

poses on the first story; premises 6312 Bay parkway, Brooklyn.

CAL. NO. 101-26-BZ—Application, February 3, 1926, section 21 of the building zone resolution, of Joseph W. Roth, applicant, owner, to permit in a business district the change of occupancy of a building from a conforming use to an automobile repair shop and poultry slaughter house; premises 1583 60th street, northwest corner 16th avenue, Brooklyn.

CAL. NO. 203-26-BZ—Application, March 10, 1926, under section 21 of the building zone resolution, of Joseph Popkin, applicant, on behalf of Benny Popkin, owner, to permit in a business district the alteration, extension and use of a building as a poultry slaughter house; premises 402 Osborn street, Brooklyn.

CAL. NO. 1322-25-BZ—Application, December 19, 1925, section 21 of the building zone resolution, of Nathan D. Shapiro, applicant, on behalf of Sarah Rosenberg, Favorite Fur Dyeing and Finishing Corporation, lessee, to permit in a business district the alteration and maintenance of a fur dyeing and finishing factory; premises 394 South 2nd street, Brooklyn.

CAL. NO. 198-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of Hugh Mulligan, applicant, on behalf of 353 Lexington Avenue Corporation, owner, to permit in a residence district the alteration and change of occupancy in part from residential use to business use; premises 353 Lexington avenue, southeast corner East 40th street, Manhattan.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, applicant, on behalf of Anna Shulman, owner, to permit in a residence district the alteration and maintenance of a building for store purposes; premises 1661 101st avenue, northwest corner of 101st avenue, Manhattan.

WILLIAM E. WALSH, Clerk.

**JUNE 22, 1926, 2 P. M.**

## *Petitions for Variations.*

196-26-S—300 ft. east of Bethel avenue and 500 ft. of S. I. R. R., Tottenville, Borough of Richmond.

192-26-S—131 West 24th street, Manhattan.

993-25-S—408-410 Broadway, Manhattan.

28-25-S—17 East 54th street, Manhattan.

964-25-S—1364-1370 Broadway, Manhattan.

1131-25-S—135-137 East 12th street, Manhattan.

39-26-S—74 Foster avenue, Long Island City, Queens.

93-26-S—1600 Broadway, Manhattan.

118-26-S—321-335 Sixth avenue, Manhattan.

156-26-S—142 West 32nd street, Manhattan.

162-26-S—560-564 DeKalb avenue, Brooklyn.

213-26-S—753-755 Lexington avenue, Brooklyn.

997-25-S—252-258 West 37th street, Manhattan.

1006-25-S—252-258 West 37th street, Manhattan.



# CALENDAR

- 98-25-S—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.  
 99-25-S—501 Seventh avenue, Manhattan.  
 00-25-S—501 Seventh avenue, Manhattan.  
 05-25-S—501 Seventh avenue, Manhattan.  
 07-26-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 0-26-S—22 East 65th street and 750 Madison avenue, Manhattan.  
 7-25-S—153-159 West 27th street, Manhattan.  
 8-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.  
 2-25-S—38 Paynter avenue, L. I. City, Borough of Queens.  
 4-26-S—23 West 32nd street, Manhattan.  
 0-25-S—424 Broome street, Manhattan.  
 0-18-S—535 West Broadway, Manhattan.  
 0-25-S—594-598 Eighth avenue and 272 West 39th street Manhattan.  
 6-26-S—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

## *Appliances Submitted for Approval.*

- 5-25-SA—New Way Hydrogen Gas Generator Burner, approval of.  
 7-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.

FRIDAY, JUNE 25, 1926, 10 A. M.

## SPECIAL MEETING .

### *Rules.*

- 25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

JUNE 29, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 26-A—596-614 Lenox avenue, Manhattan.  
 26-A—100 Review avenue, L. I. City, Borough of Queens.  
 26-A—Southwest corner of Van Alst and Harris avenues, L. I. City, Borough of Queens.  
 25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
 26-A—West side of Mickle place, 125 ft. south of 36th avenue, Bayside, Borough of Queens.  
 26-A—126-134 Stewart avenue, Brooklyn.  
 26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.  
 26-A—28-30 West 38th street, Manhattan.  
 26-A—East side of Southern boulevard, 975 ft. east of 185th street, The Bronx.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, June 29, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- NO. 159-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Albert J. Schwarzer, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than

five (5) motor vehicles; premises southwest corner of Cromwell avenue and West 169th street, The Bronx.

- CAL. NO. 210-26-BZ—Application, March 12, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter S. Thomson, owner, to permit in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 169th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 29, 1926, 2 P. M.

## *Petitions for Variations.*

- 1160-25-S—1337 Gates avenue, Brooklyn.  
 258-26-S—243 East 35th street, Manhattan.  
 259-26-S—219-229 West 40th street, Manhattan.  
 265-26-S—29 West 15th street, Manhattan.  
 269-26-S—51-57 West 39th street, Manhattan.  
 270-26-S—509-519 Eighth avenue and 304-306 West 36th street, Manhattan.  
 271-26-S—52 West 21st street, Manhattan.  
 280-26-S—142-144 Clifton place, Brooklyn.  
 310-26-S—63-65 Beekman street, Manhattan.  
 312-26-S—387-393 Fourth avenue, Manhattan.  
 314-26-S—135-139 West 26th street, Manhattan.  
 317-26-S—315-325 West 36th street, Manhattan.  
 320-26-S—91 Canal street, Manhattan.  
 1023-25-S—199-209 Steuben street, Brooklyn.  
 7-26-S—24-26 East 13th street, Manhattan.  
 328-26-S—520-530 Eighth avenue, 267-275 West 36th street and 260-264 West 37th street, Manhattan.  
 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

## *Appliances Submitted for Approval.*

- 353-26-SA—Signal Weatherproof Bells, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 92-23-SA—Surface Combustion Fuel Oil Burner, approval of.  
 1169-23-SA—Warren Fuel Oil Pumps and Heater Sets, approval of.  
 259-25-SA—"Electrol" Automatic Oil Burner, approval of.  
 603-25-SA—Cook Automatic Electric Oil Pump, approval of.  
 887-25-SA—Moussette Oil Burner, approval of.  
 940-25-SA—Doherty Gas Oil Burner, approval of.  
 1032-25-SA—Melco Automatic Oil Burner, Type "A", approval of.  
 1193-25-SA—Paramount Fuel Oil Burner, approval of.

JULY 6, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 1177-25-A—17 East 10th street, Whitestone, Borough of Queens.  
 104-26-A—1501-1505 Shakespeare avenue, The Bronx.  
 266-26-A—35 Suydam street, Brooklyn.



# CALENDAR

277-26-A—South side of Woodward avenue, 165 ft. west of Flushing avenue, Maspeth, Borough of Queens.  
286-26-A—226-228 Wooster street and 215-217 Greene street, Manhattan.  
304-26-A—219-223 East 44th street, Manhattan.  
291-26-A—Northwest corner of Baldwin street and Bradley street, The Bronx.  
373-26-A—229-239 Knickerbocker avenue, Brooklyn.

JULY 6, 1926, 2 P. M.

## Petitions for Variations.

1074-25-S—11-13 Emerson place, Brooklyn.  
1178-25-S—17 East 10th street, Whitestone, Borough of Queens.  
1115-25-S—396-400 South 2nd street, Brooklyn.  
1119-25-S—56 Myrtle avenue, Brooklyn.  
1152-25-S—5 Great Jones street, Manhattan.  
97-26-S—11-13 Thatford avenue, Brooklyn.  
105-26-S—437 Metropolitan avenue, Brooklyn.  
193-26-S—915-919 Broadway, Manhattan.  
220-26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.  
229-26-S—36 West 26th street, Manhattan.

237-26-S—209 Pearl street, Manhattan.  
251-26-S—167 West 29th street, Manhattan.  
329-26-S—531-535 Eighth avenue, Manhattan.  
330-26-S—248-256 West 39th street, Manhattan.  
331-26-S—234-242 West 39th street, Manhattan.  
362-26-S—118 Madison avenue, Manhattan.

## Appliances Submitted for Approval.

1280-25-SA—Queen Gas Cut-off Valve, approval of.  
1345-25-SA—Safe Fire Oil Burner, approval of.  
364-26-SA—Kork-n-Seal, approval of.

JULY 20, 1926, 2 P. M.

## Petitions for Variations.

116-26-S—53 Jackson avenue, Long Island City, Borough of Queens.  
261-26-S—27-29 Broadway and 1-7 Dunham street, Brooklyn.  
292-26-S—230-232 West 39th street, Manhattan.  
306-26-S—64-70 West 36th street, Manhattan.  
313-26-S—58-64 West 40th street (14th floor), Manhattan.  
316-26-S—17 East 55th street, Manhattan.  
336-26-S—171-177 Varick street and 59-69 Charlton street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JUNE 8, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, June 1, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, June 1, 1926, were approved as printed in the Bulletin, No. 23, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

1254-25-A.

APPELLANT—Standard Oil Company of New Jersey.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—Certificate of approval for combustible mixture, "Flit."  
APPEARANCES—

For Appellant: Joseph M. Lovelace.

ACTION OF BOARD—Laid over to July 27, 1926, at 10 a. m., on request of appellant's representative.

783-25-A.

APPELLANT—Solsieg Realty Corporation, owner.  
SUBJECT—Application for reopening—withdrawal—appeal from order of fire commissioner.  
PREMISES AFFECTED—654 Broadway, Manhattan.  
APPEARANCES—None.

ACTION OF BOARD—Chairman read request to reopen for purpose of withdrawing appeal; application for reopening granted; appeal withdrawn.

THE VOTE TO REOPEN AND WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

139-26-A.

APPELLANT—George E. Strehan, for R-W F Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—348 Fulton street, Brooklyn.  
APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon ..... 1

144-26-A.

APPELLANT—Charles Davis Co., Inc., lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—1-5 Franklin avenue, Brooklyn.

APPEARANCES—

For Appellant: Cromwell Watson.

For Administration: Inspector Lynch department.

ACTION OF BOARD—Appeal granted on conditions—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon ..... 1

### THE RESOLUTION:

(144-26-A)

WHEREAS, Charles Davis Co., Inc., for Robert owner, filed, February 19, 1926, an appeal from a decision of the fire commissioner, affecting premises Nos. 1-5 Franklin avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 29, 1926, reads (Order No. 1634-LC):



# MINUTES

"You are hereby notified that an inspection of the above premises used for the storage of rosin, etc., shows that the following must be done before the permit requested by you can be issued:

## FORTHWITH

"1. Provide an approved underground system for storage of volatile inflammable oil (alcohol).";

WHEREAS, the building is of frame construction, one story ft.) in height, 25 ft. by 75 ft. in area; OCCUPIED the manufacture of varnish, 4 persons; and

WHEREAS, the appellant contends that prior permits allowed him to keep 20 barrels of alcohol; that he does not more than four barrels of alcohol on the premises

any time; furthermore, that the order to provide an underground tank conflicts with the United States Internal revenue permit, which requires him to keep all alcohol in a vault subject to their inspection; and

WHEREAS, the records of the fire department disclose that its were issued from 1914 to 1919 for the storage of (10) barrels of alcohol, and from 1919 to 1925 for storage of twenty (20) barrels of alcohol; and

WHEREAS, there has been no apparent change in condition; and

WHEREAS, there are ample and sufficient exits as required

resolved, that the order of the fire commissioner be and hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be maintained not more than ten (10) barrels of alcohol on the premises, used for compounding of shellac and varnish mixtures, at any time; and that the present building shall be not increased in height, area or dimension.

215-26-A.

APPELLANT—Vitreous Enameling & Stamping Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1381-1397 Sedgwick avenue, The Bronx.

APPEARANCES—

For Appellant: Daniel B. Zimmer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(149-26-A)

WHEREAS, Vitreous Enameling & Stamping Company, owner, filed, February 19, 1926, an appeal from an

of the fire commissioner, affecting premises 1381-Sedgwick avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated February 2, 1926, No. 89918-LF, reads:

1. Install a standpipe system with riser 4 inches diameter tested to withstand a pressure of 300 lbs. square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire department outlets on each story (including basements, cellars and roofs) placed within main stair-enclosure. Each outlet to be provided with sufficient feet of 2½ in. standard hose attached thereto.";

WHEREAS, the building is non-fireproof, one story and 19 ft.) in height, 172 ft. 6 in. by 95 ft. in area; OCCUPIED for the manufacture of enamel metals; base-painted sheet metal, 9 persons; 1st story, enameling 5 persons; and

WHEREAS, the appellant contends that there are many windows at front and rear of this one-story and basement building, rendering easy access; that adequate supply of fire extinguishers, pails, etc., are provided; fire hydrants are near by and the fire hazard is very slight.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height (one story above grade); that the use, operation and industrial process now employed on the premises shall be not changed; and that all permits required by the fire department otherwise shall be obtained within sixty days.

215-26-A.

APPELLANT—Starrett & Van Vleck, for 150 William Street Corporation, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—150 William street, Manhattan.

APPEARANCES—

For Appellant: O. A. Johnson and William F. Deggan.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(215-26-A)

WHEREAS, Starrett & Van Vleck, for 150 William Street Corporation, owner, filed, March 13, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 150 William street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 4, 1926, reads:

"This amendment is disapproved with the following objections:

"9. Windows on Ann Street must be fire windows. Section 375.";

and

WHEREAS, the building is fireproof, 19 stories in height, 119 ft. 9 in. by 117 ft. 6 in. in area; OCCUPIED as an office building, about 155 persons on each story; and

WHEREAS, the appellant proposes to install plate glass windows on the Ann street front, set in steel frames and subdivided into small lights (about 368 sq. in.) by muntins which provide for a ¾ in. rabbet instead of 5/8 in. as required by the code; and

WHEREAS, the appellant contends that Ann street is 24 ft. in width; that the buildings causing the exposure are five to seven stories in height, owned by the appellant, who proposes to protect them with automatic sprinkler systems and ultimately replace these buildings with fireproof structures.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that no portion of the building shall be used or maintained for manufacturing occupancy; that the sashes shall be constructed of pressed steel; that no single light of glass above 1st story shall exceed 368 sq. in.

1141-25-A.

APPELLANT—Crocker National Fire Prevention Engineering Co., for American Railway Express Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—217-223 East 43rd street and 218-226 East 44th street, Manhattan.



# MINUTES

## APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1141-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for American Railway Express Co., owner, filed, November 6, 1925, an appeal from an order of the fire commissioner, affecting premises Nos. 217-223 East 43rd street and Nos. 218-226 East 44th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 25, 1925, reads (Order No. 77464-F):

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 4, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building, facing on two streets, is fireproof, 7 and also 11 stories in height, 125 ft. by 200 ft. (irregular) in area; OCCUPIED as a garage and repair shop for owner's delivery trucks; 1st to 10th story, average of 6 persons per story; 11th story, 33 persons; EQUIPPED with a standpipe system with one 9,900 gallon tank and two 5,000 gallon tanks and also two siamese connections on the 44th street front and one on the 43rd street front of the building; and

WHEREAS, appellant contends that no wooden auto body repairs are made on the premises; that there is on each story one 40 gallon chemical extinguisher on wheels; that there is installed a fire alarm signal system; that the premises are used continuously and that fire drills are regularly conducted; and

WHEREAS, the building is equipped throughout on each floor with central office fire headquarters connection, and all the fire protectives as required by the fire department are installed and maintained.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be no gasoline storage of any nature or description above the 5th story; that the building shall be equipped throughout with approved standpipe system; and that the use and occupancy shall be restricted to the business of the owner and operator of the premises.

1073-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Shapiro Candy Manufacturing Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—11-13 Emerson place, Brooklyn.

## APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative .....  
Absent .....

## THE RESOLUTION:

(1073-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Shapiro Candy Manufacturing Company, lessee, filed, October 20, 1925, an appeal from an order of the fire commissioner, affecting premises 11-13 Emerson place, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 24, 1925, Order No. 82575-F, reads:

"1. Replace defective shutters with proper iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof on east side of building or other approved protection, as per Section 375, Article 18, Ch. 5, Code of Ordinances.

"3. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at south side of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories in height, 50 ft. by 129 ft. 6 in. in area; OCCUPIED on 1st, 2nd and 3rd stories as a candy factory, and on 4th story as a shoe factory, 97 persons above the 1st story; and

WHEREAS, there are three windows on the 3rd story and 7 windows on the 4th story within 50 ft. of the roof of a neighboring one-story corrugated iron shed to the south of the premises and also three windows in the east wall on each story above the 1st story within 30 ft. of the roof of a neighboring three-story dwelling to the south and also openings in the east wall on each story above the 1st story within 50 ft. of the roof of a one-story building to the northeast of the premises in question; and

WHEREAS, appellant contends that the one-story building forming the exposure to the south is used for the storage of iron and steel junk; that the windows within 50 ft. of the exposure to the southeast are now protected by shutters; that the building is equipped with a sprinkler system and proposes to provide iron shutters on those windows in the stair hall which overlook the one-story building and the corrugated iron shed at the south; and

WHEREAS, the board acting under a similar order, denying the northerly wall of said premises; and

WHEREAS, the building is equipped with an approved sprinkler system.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal as to Item 3 be and it hereby is *granted*, only so far as it affects openings on the course of stair or elevator shafts; and *on condition* that the present use and occupancy shall remain substantially unchanged; that the appeal as to Item 1 be and it hereby is *denied*.

1114-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Gilman Paper Co., Inc.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—396-400 South Second Street, Brooklyn.

## APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1114-25-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Gilman Paper Company, Inc., owner, filed, October 29, 1925, an appeal from an order of the fire commissioner, affecting premises 396-400 South 2nd street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 14, 1925, No. 83466-F, reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout the building having at least one source of water supply, arranged and equipped as provided in the Rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

WHEREAS, the building is non-fireproof, five stories in height, "L" shape, having a frontage of 75 ft., a depth of 36 ft. and a width of 36 ft. 6 in. across the rear; there is also a one-story boiler room, 38 ft. 6 in. by 75 ft. in area at the westerly rear of the premises, subdivided into two sections on the 1st story and into two sections above the 1st story; and

WHEREAS, appellant contends that the building is equipped with a fire alarm signal system, provided with a national fire watchman's time service, visited hourly, and also with fire fighting appliances; and contends, further, that the board is not set up in box form, but is all stacked tightly, and set up by purchaser when the article to be contained therein is inserted.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as a temporary variation on condition that the paper box occupancy and use on the premises shall be vacated and discontinued on or before October 31, 1926; that other protectives required by the fire commissioner shall be installed and maintained in the meantime.

431-25-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Jacob Davidson, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—56 Myrtle avenue, Brooklyn.  
APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1118-25-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Jacob Davidson, owner, filed, October 29, 1925, an appeal from an order of the fire commissioner, affecting premises No. 56 Myrtle avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 1, 1925, reads (Order No. 83833-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a di-

rect line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at rear side of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, four stories (42 ft. 8 in.) in height, 22 ft. 6 in. by 77 ft. in area at 1st story and 22 ft. 6 in. by 66 ft. in area above. OCCUPIED: 1st story, store; 2nd story, vacant at present (to be occupied for light manufacturing); 3rd story, manufacture of shoe buckles, 5 persons; 4th story, manufacture of shoes, 8 persons; and

WHEREAS, there are four windows on each story above the 1st story within 50 ft. of the roof of a neighboring one-story extension at the rear and also one window on each story above the 1st story within 30 ft. of openings of a three-story building to the easterly rear; and

WHEREAS, appellant contends that the premises in question is but 2 ft. 8 in. above the 40 ft. limit of buildings requiring shutters and that the windows along the course of the rear fire escape are to be made fireproof and self-closing.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects the three small windows, vertically, in the westerly run on the rear of the building.

431-25-A.

APPELLANT—Lotos Oil & Distributing Corp., owner.  
SUBJECT—Application for reopening—modification—appeal from decision of fire commissioner.  
PREMISES AFFECTED—218-220th street and Harlem river, Manhattan.  
APPEARANCES—

For Appellant: Joseph F. McCarthy.  
ACTION OF BOARD—Appeal reopened and resolution corrected to read that earth fill above tank "shall be not less than 3 feet," to conform with report of committee.

CONDITIONS—As specified in resolution.  
THE VOTE TO REOPEN AND CORRECT RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(431-25-A)

WHEREAS, O'Connor & Bain, for Lotos Oil & Distributing Corp., owner, filed, April 21, 1925, an appeal with the board of appeals, from an order of the fire commissioner, affecting premises 218th to 220th street and Harlem River, Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 17, 1925, reads:

"5. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade level."

and

WHEREAS, the premises consist of a plot of ground, lying between Ninth avenue and Harlem river, 320 ft. by 110 ft. in area, upon which is located the oil storage and distributing plant of the Lotos Oil Distributing Corp., consisting of an office, a pump house and also twelve (12) 31,500 gallon storage tanks, each 11 ft. in diameter and 44 ft. long, used for the storage of gasoline; the tanks being located in a concrete enclosure of sufficient area and height to accommodate the liquid capacity of said tanks; the tops of tanks are located approximately 6 ft. above ground level; and



# MINUTES

WHEREAS, appellant contends that, due to the nature of the soil and the height of the water table, it would be a hardship to comply with the order of the fire commissioner.

Cal. No. 421-25-A.

June 8th, 1925.

PREMISES, 218th to 220th Street & Harlem River, Manhattan.

## REPORT OF COMMITTEE:

A committee of the Board consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Holland and Connell visited the above premises on June 8th, 1925.

The appeal is before the Board on an order of the Fire Commissioner requiring the burial of oil storage tanks. The appellant seeks relief from the entire burial of the tanks for the reasons that the ground is on the banks of the Harlem River and if compelled to bury same they would be below tide level. The property is now occupied with temporary wooden shacks and one story frame structures set on discarded scows.

The entire west side of 9th Avenue (north of the 3rd Avenue car barns on 217th Street) is vacant, so there is no improvement that would be in any way impaired or adversely affected by any means of hazard.

The plans before us on this appeal, propose the installation of twelve steel tanks, installed horizontally; the natural grade is approximately six feet above tide water.

The committee recommends that the proposed installation be separated into batteries of not more than three tanks to each battery and that the tanks be set approximately half-way (diameter) below grade and that the enclosure walls shall be built of reinforced concrete, carried to the top of the tanks, and all enclosures and tanks to be filled and covered over with earth; the fill to extend not less than three feet above the top of the tanks, and that a reinforced concrete wall shall be erected outside the tank installation enclosure; these outside enclosure walls to be not less than 10 ft. high, the earth fill to be sloped from the top to the inside of the exterior enclosure walls at bottom; the tanks so installed to be equipped in accordance with the rules of the Fire Department and the ordinances in all other respects; a yard hydrant with anti-freezing valves and siamese connection to be provided at the end of the dock, connected to and supplied from approved pumps hooked up to the city water mains, and that a revolving water line nozzle shall be provided, one to each battery enclosure of three (3) tanks, and that an approved liquid fire-fighting medium shall be provided and maintained operative from an independent pump house, the pump house to be isolated from the tank enclosure and to be constructed fireproof. It is further recommended that the sub-dividing wall between each battery of tanks shall be carried up at least 6 ft. above the top of the earth fill of the tanks, the ends of these walls to be returned on a rack of 45 degrees at opposite ends, and that a return of the drawings shall be made to this Board for approval, in compliance with the foregoing report.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
HENRY L. CONNELL,  
JAMES P. HOLLAND.

and

WHEREAS, this appeal was granted by the board at its meetings June 9, 1925, November 24, 1925, January 26, 1926, and May 25, 1926, on certain conditions, and appellant requested a modification of these conditions; and

WHEREAS, plans were filed and approved by the board July 28, 1925, and appellant now requests a further modification of the resolution and of the plans.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the equipment shall be installed in accordance with the recommendations of the report

of the committee of inspection, except that the siamese connection at end of dock and the revolving water line nozzle to the battery enclosure can be omitted and the entire premises be enclosed in a wall of reinforced concrete approved masonry, the exterior of front wall facing street to be finished with face brick; the plans to approved permitting a bypass on the suction and discharge lines of tanks Nos. 1 and 12; and permitting the concrete walls separating the batteries of tanks to be not less than 6 ft. in height above the top of tanks, and the earth fill above the top of the tank shall be not less than 3 ft. in depth at any point. The necessary permit required by law to be obtained and work executed to completion without suspension or unnecessary delay.

## BUILDING ZONE CASES.

285-26-BZ.

APPLICANT—Abraham H. Schwartz, for Homestead Construction Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and other purposes.

PREMISES AFFECTED—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

APPEARANCES—

For Applicant: A. A. Hovell and Frank Bellucci.

For Opposition: None.

ACTION OF BOARD—Laid over to June 15, 1925, 2 p. m., pending inspection by Commissioner Guilfoyle (other members having previously inspected); no further argument.

1304-25-BZ.

APPLICANT—William F. Doyle, for Samuel Berman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2447-2449 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: M. Kalmanor, Mrs. Jessie Sattler and Mr. Sattler.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

Negative .....

Absent: Chief Kenlon .....

## THE RESOLUTION:

(1304-25-BZ)

WHEREAS, William F. Doyle, for Samuel Berman, filed, December 16, 1925, an application, under the building zone resolution, to permit partly in a business district partly in a residence district the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five motor vehicles; premises 2447-2449 Coney Island avenue, Brooklyn; and

WHEREAS, a public hearing was held on this appeal by the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals;



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district; that Avenue U is in a business district, and that East 12th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 16, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 4 a 15.

"The conversion of a warehouse and a garage for five cars into a garage for the storage of more than five motor vehicles in a business district.";

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 40 ft. 3/4 in. and a depth of 108 ft. and 110 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to temporary relief on the ground of practical difficulties and unnecessary hardship, under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary period of two years for the storage and use of automobiles of the coach or pleasure car type, the property of owner, lessee or operator of the premises, *on condition* that the building shall be restricted to one story in height above grade; that the rear and gable walls shall be unpierced throughout their full height and length; that there shall be no sign erected other than the name and title of the business conducted on the premises; that no gasoline storage shall be maintained in excess of one tank not exceeding 550 gallons, located at the front of the building on the inside of the street wall, for the use and accommodation of the operator of the premises only; that all permits required, shall be obtained within ten days and the work completed within ninety days.

134-26-BZ.

APPLICANT—Israel Spielberg, for May Firetag, owner.

SUBJECT—Application (re: decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—109-25 Farmers avenue, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Israel Spielberg.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(120-26-BZ)

WHEREAS, Israel Spielberg, for May Firetag, owner, filed, January 11, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises Nos. 109-25 Farmers avenue, Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Farmers avenue is in a business district; 109th road is in a residence district and that the place is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered February 10, 1926, reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.

"Note:—If the above is waived by the Board of Standards and Appeals, then the following must be done. \* \* \*";

and

WHEREAS, the existing building is of frame construction, 2 1/2 stories in height, with a frontage of 21 ft. 1 1/2 in. and a depth of 58 ft.; to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the fire commissioner be and the same hereby is *affirmed*, and that the application be and it hereby is *denied*.

134-26-BZ.

APPLICANT—John DeHart, for Rachael Kantrowitz and Louis Kantrowitz, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the conversion of occupancy of 1st story from residence to business use.

PREMISES AFFECTED—871 East 175th street, The Bronx.

APPEARANCES—

For Applicant: John De Hart and Charles E. Halley, Jr.

For Opposition: Chris C. Keenan, Mr. Edelson, Daniel J. Curtayne, Mrs. Keenan and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3

Absent: Chief Kenlon ..... 1

THE VOTE TO RECONSIDER—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(134-26-BZ)

WHEREAS, John DeHart, for Rachael Kantrowitz and Louis Kantrowitz, owners, filed, February 16, 1926, an application, under the building zone resolution, to permit in a residence district the conversion of occupancy of 1st floor from residence to a business use; premises 871 East 175th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 175th street, Mohegan avenue and Waterloo place are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 26, 1926, reads:

"Your application for a certificate of occupancy of the building at No. 871 East 175th Street, Bronx, owned by Rachael Kantrowitz, to be used as a tailor shop and dwelling, is hereby denied as premises are located within a residence district as established by the Building Zone Resolution, and the permit granted by the Board of Appeals on December 11th, 1923, Cal. No. 445-23-BZ (Alteration No. 577-1921), for the conversion of occupancy of the first floor from residence to business



# MINUTES

use for temporary period of two years from December 11th, 1923, having expired.”;

and

WHEREAS, the existing building is of frame construction, three stories in height, with a frontage of 23 ft. and a depth of 57 ft.; to be occupied as a tailor shop and dwellings; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1135-25-BZ.

APPLICANT—William H. Kehoe, for Louis Edelstein, owner.

SUBJECT—Application (re: decision of health commissioner), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a milk depot and also a garage for the storage of one (1) commercial motor vehicle.

PREMISES AFFECTED—541 Snediker avenue, Brooklyn.

APPEARANCES—

For Applicant: Barney Guntmacher.

For Opposition: Eugene Schwartz.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1135-25-BZ)

WHEREAS, William H. Kehoe, for Louis Edelstein, owner, filed, November 5, 1925, an application, under the building zone resolution, to permit in a residence district the maintenance of a milk depot and also a garage for the storage of one commercial vehicle; premises 541 Snediker avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Snediker avenue is in a residence district; that Riverdale avenue is in a business district, and that New Lots avenue is in a business district; and

WHEREAS, the decision of the health commissioner, rendered October 19, 1925, reads:

“Application for permit to sell milk and milk products at 541 Snediker Avenue, Brooklyn, made by you on ..... is being forwarded to the Board of Health with a recommendation that permit be denied. This is being done because of the fact that premises to be used as a depot is within a restricted district as designated in ‘Use District Map.’ The business of conducting a dairy or bottling establishment within a restricted district is prohibited by the Zoning Law.”;

and the decision of the superintendent of buildings, rendered February 25, 1926, reads:

“In reply to your communication of Feb. 19th with reference to premises 541 Snediker Ave., you are advised that a certificate in this matter cannot issue because the \* \* \* premises which are in a residential district cannot be used for the housing of a commercial car.”;

and

WHEREAS, the premises consist of a plot of ground, 25 ft. by 100 ft. in area, on the front portion of which is

located a non-fireproof two-story dwelling and on the rear of the lot is located a one-story garage, 25 ft. by 28 ft. area; in this garage it is proposed to store 10 cans of milk or cream and also a commercial automobile; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the health commissioner and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

200-26-BZ.

APPLICANT—Edward P. Doyle, for W. & L. Auto Garage Co., Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—298-306 Lexington avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Samuel D. Isaacson, Henry Adlerstein and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Absent: Chief Kenlon .....

THE RESOLUTION:

(200-26-BZ)

WHEREAS, Edward P. Doyle, for W. & L. Auto Garage Company, owner, filed, March 9, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 306 Lexington avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lexington avenue is in a business district; Quincy street is in a residence district and that Nostrand avenue is in a business district;

WHEREAS, the decision of the superintendent of buildings, rendered March 3, 1926, reads:

“Proposition contrary to the Zone Resolution, 2, Sec. 4-a, 15.

“The erection of a public garage for more than five motor vehicles in a business district;”

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7-e of the building zone resolution, his basis of appeal.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

669-23-BZ.

APPLICANT—Leslie & Martin, for Jamaica Supply Co., owner.

SUBJECT—Application for reopening—amending resolution (re: decision of superintendent of buildings), under section 21 of the building zone resolution.



# MINUTES

resolution, to permit in a residence district the erection and maintenance of a water pumping station (previously granted by the board).

PREMISES AFFECTED—118-50 128th street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Arthur C. McCauley.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(669-23-BZ)

WHEREAS, Leslie & Martin, for Jamaica Water Supply Company, owner, filed, May 31, 1923, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a water pumping station; premises 118-50 128th street, Richmond Hill, Borough of Queens; and

WHEREAS, this application was granted by the board at its meeting July 17, 1923, and applicant requested a re-opening of the case in order to increase the size of the structure proposed; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 128th street, Cedric road and 127th street are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1926, reads:

"1. Amendment disapproved as the resolution of the Board of Appeals (669-23-BZ) permits the erection of but one structure 24 ft. by 24 ft. 8 in.—not further considered.";

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 51 ft. and a depth of 24 ft. 8 in.; to be occupied as a water pumping station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed a one-story structure in height, located approximately in the centre of block 70, lot 2551, Borough of Queens, for the use and occupancy of a pump-house in conjunction with the local public water service supply; that all permits required shall be obtained within sixty days and the work completed within sixty days.

25-BZ.

APPLICANT—S. Stanwood Menken, for Empire Investors Corp., William G. Murphy, President, owner.

SUBJECT—Application for reopening—rescindment (re: decision of superintendent of buildings) to permit in a residence district extending from a business district the erection and maintenance of a business building.

PREMISES AFFECTED—660 Fifth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to re-open for purpose of rescinding resolution; application reopened and resolution rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(863-25-BZ)

WHEREAS, Francis L. Archer, for Empire Investors Corporation, owner, filed, August 26, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 660 Fifth avenue, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 13, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue is in a business district; that West 52nd street is in a residence district and that West 53rd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 14, 1925, reads:

"1. Business use encroaches upon residence district contrary to the provisions of Section 3 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, 30 stories in height, with a frontage of 100 ft. and a depth of 160 ft. and 167 ft., irregular; to be occupied as a business building; and

WHEREAS, the board deemed that the granting of this application under safeguarding and restrictive conditions for the protection of other affected property was a reasonable application of the provisions of section 7-c of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting October 13, 1925, with the following resolution:

"Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that a side court of not less than 8 ft. in width shall be provided at the extreme westerly end of the plot for its entire depth; that the business use throughout the building, other than the 1st and basement stories, shall be restricted exclusively to the conduct, operation and use of executive offices, with no manufacturing use or occupancy in any part or portion of the building; that the 1st story, and the cellar incidental to the use of the 1st story, shall be restricted to the conduct and operation of stores of a retail mercantile character or to the conduct and operation of a banking business authorized by the state or federal laws; that there shall be no service exit or entrance for commercial operation within the residence use area of these premises on 52nd street front beyond 125 ft. of the Fifth avenue frontage; that there shall be no show windows, business or commercial display within the residence use area of the premises; that any windows below the roof level of the adjoining premises to the west, in the westerly gable wall, shall be glazed with translucent glass; that there shall be no signs or advertising display on or in any window or on any portion of the rear and westerly gable walls, and no wall signs or advertising of any description; that there shall be no signs or advertising display on the 52nd street front of the building within the residence use



# MINUTES

area; that the requirements of the building zone resolution shall be complied with in all other respects; that all permits necessary for the prosecution of the work shall be obtained within nine months and the work of building carried to completion without unnecessary interruption or delay.”;

and

WHEREAS, the applicant requested a reopening of the case and a rescindment of the resolution.

*Resolved*, that the resolution adopted October 23, 1925, be and it hereby is *rescinded*.

1167-25-BZ.

APPLICANT—Edward P. Doyle, for Knickerbocker Ice Co., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—452-460 West 167th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1167-25-BZ)

WHEREAS, Edward P. Doyle, for Knickerbocker Ice Co., filed, November 12, 1925, an application, under the building zone resolution, affecting premises 452-60 West 167th street, Borough of Manhattan; and

WHEREAS, previous cases on the same premises have been denied by the board.

*Resolved*, that the application be and it hereby is *dismissed*.

1275-25-BZ.

APPLICANT—William Shary, for Falkenau & Hammerschlag, Inc., owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2334-2342 Jerome avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1275-25-BZ)

WHEREAS, William Shary, for Falkenau & Hammerschlag, Inc., filed, December 10, 1925, an application, under the building zone resolution, affecting premises 2334-42 Jerome avenue, Borough of The Bronx; and

WHEREAS, previous cases on the same premises have been denied by the board.

*Resolved*, that the application be and it hereby is *dismissed*.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JUNE 8, 1926.

Present: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

1314-25-S.

PETITIONER—Richard M. Adler, for The Adler Veneer Seat Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Richard M. Adler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., for inspection by fire department representative.

1023-25-S.

PETITIONER—John Cramer & Son, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—199-209 Steuben street, Brooklyn.

APPEARANCES—

For Petitioner: Frederick W. Mays.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., on request of petitioner.

7-26-S.

PETITIONER—Irwin M. Berliner, for Estate of Gennert, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—24-26 East 13th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas J. Donovan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., on request of petitioner.

112-26-S.

PETITIONER—G. A. & H. Boehm, for 124 West Street Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—199-201 Greene street, Manhattan.

APPEARANCES—

For Petitioner: George A. Boehm.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.



# MINUTES

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

19-26-S.

PETITIONER—Shiman Bros. & Co., Inc., lessee.  
SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—234-240 West 39th street, Manhattan.

## APPEARANCES—

For Petitioner: Robert S. Tipping.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

-26-S.

PETITIONER—James A. O'Gorman, Jr., for 15 East 53rd Street Corporation, owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in decision of superintendent of buildings.

PREMISES—15 East 53rd street, Manhattan.

## APPEARANCES—

For Petitioner: James A. O'Gorman, Jr.  
ACTION OF BOARD—Application for reopening denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon ..... 1

-25-S.

PETITIONER—Abraham Jacobs, for J. Heit, owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—254-258 West 35th street, Manhattan.

## APPEARANCES—

For Petitioner: Abraham Jacobs.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(880-25-S)

WHEREAS, Abraham Jacobs, for J. Heit, owner, filed, August 28, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 254-258 West 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 25, reads (Order No. 81972-LD):

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law."

WHEREAS, the building is fireproof, 16 stories in height, and covers an area of 100 ft. in area; OCCUPIED, manufacturing

clothing, about 22 persons on each story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, who occupies the 12th story, claims that his loft is divided into four parts by wood partitions, 7 ft. in height, the top of which are at least 18 in. below the sprinkler heads; he further contends that there partitions involved a large sum of money and would cause a considerable loss to him if compelled to comply strictly with the letter of the law.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 ft. below sprinkler line; that exit door not less than 36 ft. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partitions subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

739-25-S.

PETITIONER—Edward P. Doyle, for Frank Dobson, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—319-321 East 53rd street, Manhattan.

## APPEARANCES—

For Petitioner: Edward P. Doyle.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(739-25-S)

WHEREAS, Edward P. Doyle, for Frank Dobson, owner, filed, July 15, 1925, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 319-21 East 53rd street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 4, 1925, read:

(Order No. 85745-LD)

"1. Enclose the interior stairway at the west side of building serving as a required means of exit and the landings, platforms, and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to the underside of the roof within the stair enclosure shall be covered with fire resisting material constructed as per Section 271 of the Labor Law and Rule 1 of the



# MINUTES

Board of Standards and Appeals revised and adopted July 29th, 1924, or carry out a proper alternative method of complying with Section 271 of the Labor Law."

(Order No. 79155-LD)

"1. Enclose the interior stairway at the west side of the building serving as a required means of exit on 1st story with partitions of fire resisting material from floor to the underside of the 2nd story, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors as per Rule 2, Board of Standards and Appeals, adopted July 29, 1924."

(Order No. 79157-LD)

"1. Arrange the doors leading to the stairway on all stories upon which five or more persons are employed, so as to open outwardly without obstructing the stairway, as per Section 271 of the Labor Law."

(Order No. 79158-LF)

"1. Install an adequate interior electric fire alarm system in accordance with the Rules of Board of Standards and Appeals and the enclosed approved layout."

(Order No. 79159-LF)

"An inspection of the premises 319-321 East 53rd Street, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. Etc., etc., etc.";

and

WHEREAS, the building is non-fireproof, five stories in height, 40 ft. 3½ in. by 96 ft. in area. OCCUPIED: 1st story, office, drafting, 10 persons; 2nd story, upholstering, drafting, 11 persons; 3rd story, cabinet work, 7 persons; 4th story, cabinet work, 8 persons; 5th story, furniture repairing, 10 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in wooden partitions with no doors at openings; an open wooden stairs from top story to roof scuttle; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from top story to the 2nd story, and counterbalanced stairs to sidewalk; ROOFS of adjoining buildings 25 ft. lower at east, 35 ft. lower at west; and

WHEREAS, the petitioner proposes to comply with orders No. 79155-LD and No. 79157-LD, requiring the enclosure of stairs at 1st story, and arranging doors leading to stairway, so as to open outwardly; the petitioner contends that the occupancy and area of the building are small; that the entire building is occupied by one concern, and the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Orders Nos. 79158 and 79159, on condition that the stipulations as adopted in Cal. No. 733-25-A, affecting same premises, shall be complied with; the petition, as to Orders Nos. 85745, 79155 and 79157, be and it hereby is denied.

1214-25-S.

PETITIONER—Julius Eckmann, for Hermine Milch, owner.

SUBJECT—Variation of labor law as cited in decision and order of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—228-238 East 44th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(1214-25-S)

WHEREAS, Julius Eckmann, for Hermine Milch, owner, filed, November 23, 1925, a petition for variation from the requirements of the labor law, as cited in a decision and an order of the fire commissioner, affecting premises No. 228-238 East 44th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated November 7, 1925, reads:

"This will answer your request to accept as an alternative for violation 70298-LD to install a horizontal exit on 4th story and the holding in abeyance of said violation until May 1st, 1926.

"We must advise you that the Fire Commissioner is without authority to vary from the requirements of the Labor Law in any particular or hold the same in abeyance.

"The installation of such horizontal exit on 4th story would in no way be a compliance of violation 70298-LD and would not meet with the requirements of the Labor Law.";

and the order of the fire commissioner, dated November 9, 1925, reads (Order No. 70298-LD):

"1. Provide an outside iron balcony fire escape on the rear side of building 236-238 East 44th Street, with balconies 4 ft. in width, connected by stairways not less than 22 in. wide placed at an incline of not more than 45 degrees, extending from ground to roof, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, \* \* \*";

and the decision of the superintendent of buildings, in acting on request for certificate of occupancy for No. 234 East 44th street, reads:

"1. Doors to easterly stairway must be self-closing.";

in acting on request for certificate of occupancy for No. 238 East 44th street, reads:

"1. Provide a second means of egress from the 3rd and 4th floors as per Section 271, Labor Law.

"2. Doors along main interior stairway must be self-closing.";

and

WHEREAS, the building is non-fireproof, five stories in height, irregular in area, having a frontage of 130 ft. and a depth of 100 ft. and a width at rear of 40 ft.; separated into two sections by a fore and aft wall with openings therein (protected with fire doors) on the 2nd, 3rd, 4th and 5th stories, there being an additional horizontal exit on the 5th story; there being a one-story extension at the westerly rear, occupied as salesrooms, storage and factory with a total of 57 persons above the 1st story at present; EQUIPPED with a two source sprinkler system. EXITS: Two interior fireproof stairways (the front east stairway extending from the 1st story to roof and the front west stairway extending from the 1st to 5th story), enclosed with fireproof partitions, with fire doors at openings; and

WHEREAS, petitioner contends that the order was issued owing to manufacturing being done on the 4th and 5th stories of the premises, and contends, further, that the fire department on the 4th story is provided with a horizontal exit, and on the 5th story of the 4th story proposes to provide a 3 ft. wide iron balcony which will connect the two sections of the building.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to fire department Order No. 70298, Item 1, on condition that an iron party wall balcony be provided in the rear of structure at the intersection of the two wings, rear on the 2nd, 3rd and 4th stories, with fireproof partition doors and steps to sills from each section, and all windows and openings on the course of the balcony shall be fireproof, self-closing; and, as to Item 1



# MINUTES

superintendent of buildings' decision affecting No. 236-238, in the same conditions; and *denied* as to decision of superintendent of buildings in all other respects.

234-25-S.

PETITIONER—Henora Building Corp., owner.  
SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.  
PREMISES AFFECTED—2082 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.  
ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1234-25-S)

WHEREAS, Samuel Rosenblum, substituted for Henora Building Corp., for Henora Building Corp., owner, filed, December 2, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 2082 Third avenue, Borough of Manhattan; and  
WHEREAS, the decision of the superintendent of buildings, dated March 19, 1926, reads:

"Relative to your application of February 24th, 1926, for a Certificate of Occupancy for the above premises, you are advised before a Certificate of Occupancy can be issued as per your application, it will be necessary to provide two interior stairway or one interior enclosed stairway and one exterior screened stairs, but no fire escape.

"This building has one enclosed interior stairway and a Labor Law fire escape with fireproof windows and casement doors.

"Fire escape cannot be accepted as complying with the Labor Law as the building was erected since the year 1913."

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 100 ft. in area. OCCUPIED: 1st story, factory, 40 persons; 2nd story, factory, 14 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; a 45 degree fire escape on the front of the building, having fireproof opening along the course thereof, extending from the 3rd story to the 2nd story balcony with counter-balanced stair case; ROOFS of adjoining buildings to south 10 ft. higher; and

WHEREAS, petitioner requests, in view of the small area of building and the limited occupancy, that the existing fire escape be accepted as a secondary means of egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a regulation labor law fire escape shall be provided on the 114th street front of the building, third window from the Third avenue elevation, in addition to the primary interior exit as required.

5-S.

PETITIONER—Philip Freshman, for Bragio Ruffino, owner.

SUBJECT—Variation of labor law as cited in decision of health commissioner.

PREMISES AFFECTED—449 Union Street, Brooklyn.

APPEARANCES—

For Petitioner: James W. Byrnes.  
ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1190-25-S)

WHEREAS, Philip Freshman, for Bragio Ruffino, owner, filed, November 16, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the department of health, affecting premises No. 449 Union street, Borough of Brooklyn; and

WHEREAS, the decision of the department of health, dated August 19, 1925, reads:

"At a meeting of the Board of Health of the Department of Health of the City of New York, held Aug. 19, 1925, your application for a sanitary certificate for a cellar bakery at No. 449 Union Street, in the Borough of Brooklyn, was denied."

and

WHEREAS, the building is non-fireproof, two stories in height, 18 ft. by 28 ft. in area. OCCUPIED: Cellar, bakery; 1st and 2nd stories, one private family; the cellar bakery is 10 ft. 2 in. in height from floor to ceiling, the ceiling of bakery is 1 ft. 4 in. above curb level, the floor of bakery is 4 ft. below yard level, the bakery is ventilated by 3 windows to yard, each 2 ft. 8 in. by 2 ft. 2 in. in size; and

WHEREAS, the petitioner proposes to paint the side walls of bakery and provide a movable transom over the entrance door; the petitioner further contends that the cellar bakery has been in use during the past 10 years, and has filed three affidavits to that effect.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the bakery shall not be increased in area and shall be ventilated with not less than three windows, 2 ft. 8 in. by 2 ft. 2 in., at the ceiling in the rear, and at the front by a movable transom sash; and that all permits otherwise required shall be obtained.

1307-25-S.

PETITIONER—Samuel Cohen, for Dorcoe Realty Co., Inc., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—222-224 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Pelton.  
ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(1307-25-S)

WHEREAS, Samuel Cohen, for Dorcoe Realty Co., Inc., owner, filed, December 17, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 222-4 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 16, 1925, reads (B. N. 2497-1925):

"Your Building Notice of December 12th, 1925, referring to premises 222-4 West 37th St., has been received. The proposed work is Disapproved.

"Wood partitions not permitted in F. P. building. Sec. 270, L. L.";

and



# MINUTES

WHEREAS, the building is fireproof, 14 stories in height, 37 ft. 6 in. by 98 ft. 9 in. in area at 1st story. OCCUPIED: 1st story, stores; upper stories, tenant factory, 50 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior fireproof stairway and a fire tower extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to remove all wood partitions except those enclosing offices and showrooms; the petitioner contends that in a prior case the board permitted non-fireproof partitions to remain on the 3rd, 6th, 8th and 9th floors; the petitioner now requests a similar resolution for all floors.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the partitions around showrooms, office and entrance hall to office and showrooms, on condition that the upper portion of said partitions shall be glazed with thin glass not less than 18 in. below sprinkler line; that exit door not less than 36 in. wide shall be provided in said partition, leading direct from workroom and opening out to exit hall; that an exit sign at least 8 in. in height shall be erected, and a red light placed over such door, in addition to other means of exit; that on any floor occupied by more than one tenant the subdividing partitions shall be arranged so as to allow independent egress to all required means of exit for each tenant; that the partitions subdividing one tenant from another shall extend from the floor to the ceiling; and where partition prevents the effective discharge of water from sprinkler heads, additional heads shall be provided to cover entire floor area, to maintain sprinkler throughout entire premises; that all interior partitions, excepting showroom, office and entrance hall partitions, shall be constructed of incombustible material, as specified under subdivisions A to H of section 355 of the building code, or any approved fireproof partition; and that the occupancy and use shall remain substantially unchanged.

86-26-S.

PETITIONER—Sigmund Schuler, for Leila J. Starr, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—47 East Houston street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(86-26-S)

WHEREAS, Sigmund Schuler, for Leila J. Starr, owner, filed, January 23, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 47 East Houston street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 16, 1925, reads (Order No. 88271-LD):

"1. Extend the interior stairway at the east side of building to the roof, as per Section 271 of Labor Law. SEE NOTE."

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 22 ft. by 68 ft. in area. OCCUPIED: Basement, carpenter shop; 1st story, store; 2nd story, car-

penter shop, 2 persons; 3rd story, wire shade frame store, no occupancy; 4th story, dwelling, 4 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story (with fixed iron ladder to scuttle in roof); enclosed in wood lath and plaster partitions with wooden doors at openings; a fire escape on the front wall of the building, having fireproof openings along the course thereof, extending from the top story balcony to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of counterbalanced stair to street. ROOFS of adjoining buildings to east 3 ft. lower, to west 10 ft. lower; and

WHEREAS, petitioner contends, in view of the light occupancy, that the existing means of egress are adequate.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, on condition that a fixed double-rung 45 degree iron ladder shall be provided from the top story to a (counterbalanced) scuttle in the roof, and granted as long as conditions as to use and occupancy remain substantially unchanged.

918-25-S.

PETITIONER—Frederick Mathesius, for Estate of B. Fischer, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—30-32 East 21st street, Manhattan.

APPEARANCES—

For Petitioner: Frank R. Hann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(918-25-S)

WHEREAS, Frederick Mathesius, for Estate of B. Fischer, owner, filed, September 9, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 30-32 East 21st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 11, 1924, reads (Order No. 60723-LD):

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law \* \* \*. SEE NOTE:

"Among the defects noted on this fire escape are the following: No steps from floor to sill of openings leading to fire escape. No fireproof passageway leading to street from the termination."

and

WHEREAS, the building is fireproof, eight stories in height, 50 ft. by 110 ft. in area at 1st story and 50 ft. by 110 ft. in area above. OCCUPIED: 1st story, store; upper stories, salesrooms and tenant factories, 90 persons above 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with kalameined doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of an iron platform connecting the 2nd story balcony with the 2nd story balcony of the building adjoining to the rear of the building with egress from this balcony by means of a stair to



# MINUTES

then by means of a fireproof passageway (in adjoining building) to street; ROOFS of adjoining buildings are approximately 50 ft. lower than roof of building in question; and

WHEREAS, petitioner contends that an additional means of egress from the termination of the fire escape has been provided by means of an iron stairway leading from the 2nd story balcony to the extension roof the premises to the rear.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape on the rear, on condition that the balcony shall be continued at the 2nd story level to the premises to the east, No. 34, terminating in the yard of the premises to the east, with egress therefrom through plain glass door and passageway direct to street; and that exits otherwise comply with the labor law in all respects.

1287-25-S.

PETITIONER—John J. Lattemann Sons, Inc., owner.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—74 St. Edwards street, Brooklyn.

APPEARANCES—

For Petitioner: George Niebling, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1287-25-S)

WHEREAS, John J. Lattemann Sons, Inc., owner, filed, December 4, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 74 St. Edwards street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 1, 1925 (Order No. 80042-LD), reads

"1. Remove the substandard fire escapes on the north, south and west sides of the building, or reconstruct same as per Sec. 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9th, 1924. Among the defects noted are the following:

"(1) Windows on course not fireproof, self-closing.  
"(a) No drop ladder in guides from lowest balcony to ground.";

WHEREAS, the building is non-fireproof, six stories in height, having a frontage of 98 ft. 8 in. on St. Edwards street and a frontage of 129 ft. on Sycamore street; OCCUPIED as a factory for the manufacture of shoes; 1st story, 25 persons; 2nd story, 25 persons; 3rd story, 25 persons; 4th story, 30 persons; 5th story, 60 persons; 6th story, 35 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Three interior fireproof stairways, two extending from the 1st to top story and northwesterly stairway extending from the 1st story to roof; enclosed in fireproof partitions with fire doors at openings; three substandard fire escapes on, respectively, the north, south and west walls of the building, having unprovided openings along the course thereof, extending from top story to the 2nd story balcony with drop ladders to ground; ROOFS of adjoining buildings are two stories high; and

WHEREAS, petitioner contends that, without including the fire escapes, the building is amply provided with exits; that

the fire escapes are maintained structurally safe, and that they would be an advantage in an emergency; and

WHEREAS, the building is intended for single tenancy throughout for shoe manufacturing; and

WHEREAS, there are more than the required primary means of egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the fire escapes shall be maintained structurally safe and shall be provided with drop ladders in guides from the lowest balcony; and provided that a sprinkler system shall be so installed that the distribution of water from the nearest sprinkler head shall reach the window openings on the course of the fire escapes.

1712-21-S.

PETITIONER—Sigmund Schuler, for Caroline De Rosa, present owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—80 West Houston street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1712-21-S)

WHEREAS, A. F. Supeau, part owner, filed, December 30, 1921, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 80 West Houston street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 29035-LD, dated December 10, 1921, reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto \* \* \*.

"Note:—Among the defects noted on this fire escape are

"No 60 degree connecting stairway between balconies. No stairway from top balcony to roof. No stairway from lowest balcony to ground. No passageway from termination of fire escape to street. No hand-rails on balcony openings. Windows on course not fireproof, not self-closing.

"2. Extend the interior stairway at the east side of building to the roof, as per Section 271 of the Labor Law.

"3. Provide an unobstructed passageway around hoistway leading from the foot of the stairway at east side of building to the street, said passageway to have a width of not less than the width of the stairway, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 21 ft. by 68 ft. in area in the 1st story and 21 ft. by 65 ft. in area above. OCCUPIED: Macaroni manufacture, cellar and 1st story, 4 persons; 2nd story, macaroni factory, 5 persons; 3rd, 4th and 5th stories, macaroni drying rooms; the means of egress consisting of an interior stairway extending from the 1st story to the 5th story, with double-rung ladder leading to scuttle in the roof, enclosed in wood partitions with wood and glass doors at the openings and a fire escape on the rear of the building, with balconies connected by 70 degree stairs,



# MINUTES

with egress across roof of adjoining extension in the 2nd story and balcony and a drop ladder to yard at the cellar level, with egress from this yard through cellar or 1st story; and

WHEREAS, this petition was granted by the board at its meeting on February 1, 1922, on certain conditions, among which was that the occupancy be limited to five persons above and including the 2nd story, and petitioner has since this time enclosed the interior stairway with fire-retarding partitions and has extended the interior stairway to the roof and fireproofed the windows on the course of the fire escape and has obtained permission from the owner of the adjoining property to use the extension roof of his building as a means of egress from the termination of the fire escape, on which roof he will place a drop ladder, and has complied with other conditions of resolution as to iron steps and gooseneck ladder to roof, and petitioner now requests that an increase of occupancy above the 1st story be permitted.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that a fire escape with 60 degree connecting stairs be provided on the rear with gooseneck ladder from the top balcony to roof; that the skylight of 1st story extension be glazed with wire glass; that a portable hooked iron ladder of sufficient length to reach sidewalk shall be provided at the parapet wall on the roof of the adjoining one-story building on West Broadway; and that the occupancy shall not exceed 25 persons above the 2nd story; and denied as to Items 2 and 3.

1351-17-S.

PETITIONER—Samuel Rosenblum, for G. Seidenberg & Company, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—113-121 Prince street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon

Negative

Absent: Commissioner Guilfoyle.

THE RESOLUTION:

(1351-17-S)

WHEREAS, Wilfred C. Reid, architect, filed, September 6, 1917, a petition for variation from the requirements of section 79-b, labor law, to accept existing exit facilities as adequate; premises 113-121 Prince street, Borough of Manhattan; and

WHEREAS, said petition was dismissed May 23, 1918, and petitioner appeared, June 27, 1918, before the board of standards and appeals and requested that the case be reopened, which request was granted by vote of the board; and

WHEREAS, this petition was granted by a resolution of the board, June 27, 1918, on condition that the conditions set forth remain substantially unchanged; reopened, May 11, 1926, by vote of the board; and

WHEREAS, it appears that the premises consist of three non-fireproof buildings, six stories in height, with a frontage of 33 ft. 4 in. each and a depth of 95 ft. in 1st story and 80 ft. above; that there is an interior stairway in each building, extending from 1st story to roof, enclosed in stud, wire, lath and cement partitions, with fire doors at the openings; this stairway starts at 1st story front of building and at 3rd story is only 15 ft. from front fire escape; that

there is a party wall fire escape on the rear of No. 115-12 and one on rear of No. 111 and 113, consisting of balconies at each story above the 1st, connected by stairs at an angle of 60 degrees, with fire windows and doors along course of same, with counterbalanced stairs from 2nd story balcony to yard, and thence through adjoining premises to Wooster street; that there is a fire escape on the front of each building, consisting of balconies at each story above the 1st, connected by stairs at an angle of 60 degrees, with counterbalanced stairs to the street, with non-fireproof windows along course of same; that the building is equipped with a fire alarm signal system; that the building is occupied as a tenant factory, with not more than 80 persons in each building above 1st story; and

WHEREAS, it becomes necessary to remove the counterbalanced stairs on the 2nd story fire escape balcony at rear of No. 121 Prince street, which leads into the adjoining yard at north (No. 134 Wooster street); and

WHEREAS, the petitioner proposes to connect all fire escape balconies at rear of 2nd story, making one continuous balcony, and connect this continuous balcony with the 2nd story fire escape balcony on rear of Nos. 121-123 Greene street, also to extend the party wall balconies on rear of Nos. 113-115 Prince street at each story so as to include a window and provide regulation 60 degree connecting stairs from 2nd story to roof.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that buildings Nos. 121 and 117-119 Prince street shall be provided with a standard party wall fire escape at the rear of premises; that premises Nos. 113-115 Prince street shall be provided with a standard fire escape on the rear; that the entire premises from 113 to 121 Prince street at the 2nd story level shall be provided with a continuous balcony, with egress therefrom by an iron 45 degree stairs to fire escape on premises Nos. 121-123 Greene street; and that the windows throughout on course of fire escapes and balconies shall be standard in accordance with the rules of the board of standards and appeals in all other respects.

899-25-S.

PETITIONER—Robert Teichman, for Estate of Sol. M. Swartz, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—121-123 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Robert Teichman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(899-25-S)

WHEREAS, Robert Teichman, for Est. of Sol. M. Swartz, owner, filed, September 3, 1925, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 121-3 Greene street, Borough of Manhattan; and

WHEREAS, this petition was denied by the board January 6, 1926, reopened May 11, 1926, and set for hearing June 8, 1926; and

WHEREAS, the order of the fire commissioner, No. 83 LD, dated August 15, 1925, reads:



# MINUTES

"1. Provide safe and unobstructed egress from lowest termination of the fire escape at rear of building, by constructing a fireproof passageway with unobstructed width of at least three feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.

"2. Remove the sub-standard fire escape on the front of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 9th, 1924. Among the defects noted are the following:

- "1. Windows on course not fireproof, self-closing.
- "2. No 60 degree connecting stairs.
- "3. No drop ladder in guides from lowest balcony to ground."

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 92 ft. in area at 1st story and 50 ft. by 50 ft. in area above. OCCUPIED: 1st story, shipping, 10 persons; 2nd story, manufacturing dolls, 13 persons; 3rd story, manufacturing dolls, 45 persons; 4th story, manufacturing hat-blocks, 16 persons; 5th story, manufacturing dolls, 18 persons; 6th story, manufacturing dolls, 27 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from 1st story to top story, enclosed in partitions of stud-metal lath and 3/4 in. of Portland cement mortar, with fireproof doors at all openings; a fire escape on the rear of the building, having fireproof openings on the course thereof, extending from the roof to the yard of adjoining building at west; ROOFS of adjoining buildings 12 ft. lower at north and south; and

WHEREAS, the petitioner now proposes an additional means of egress from rear fire escapes by connecting the rear 1st story fire escape balcony with the 2nd story fire escape balcony on rear of 119 Prince street; the petitioner has submitted plans showing the additional egress, also a copy of an agreement for reciprocal egress privileges duly signed by the trustee for the Estate of No. 119 Prince Street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, only so far as it affects the egress from the termination of the fire escape, on condition that the fire escape otherwise shall comply with the labor law requirements and be connected with the fire escape to the south, connecting with premises Nos. 113-121 Prince street by means of an iron stair not less than 2 ft. wide and not steeper than 45 degrees; and denied as to Item 2.

25-S.  
PETITIONER—Robert Kaplan, for 117-119 West 26th Street Corp., lessee.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—117-119 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Robert Kaplan.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(962-25-S)

WHEREAS, Robert Kaplan, for 117-19 West 26th Street Corporation, lessee, filed, September 16, 1925, a petition for variation from the requirements of the labor law, as cited

in a decision of the superintendent of buildings, affecting premises 117-19 West 26th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 22, 1925, reads:

"With reference to application for Certificate of Occupancy for above premises we beg to state that certificate cannot be issued as building is over 4 stories in height and is not of fireproof construction."

and

WHEREAS, the building is non-fireproof, five stories and pent house (65 ft.) in height, 46 ft. 10 in. by 98 ft. 9 in. in area; subdivided into two sections by a 12 in. brick wall, with self-closing kalameine and wire glass doors at openings therein. OCCUPIED: 1st story, stores; 2nd story (east), manufacturing furrier, 3 persons; (west) printer, 3 persons; 3rd story (east), manufacturing furrier, 3 persons; (west) manufacture of furs and buttons, 5 persons; 4th story (east and west), manufacturing furrier, 6 persons; pent house, engineers' workroom and also as a studio, 6 persons; a total of 36 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to pent house story; enclosed in metal lath and cement plaster partitions with kalamein doors at openings; a fire escape on the rear of the western section of the building, having fireproof openings along the course thereof, extending from the main roof to the roof of the 1st story extension roof of No. 117; with EGRESS from the termination of the fire escape by means of a ladder from extension roof to yard and also by means of a connecting bridge to a fire escape on the building to rear, leading to a fire passageway to street; ROOFS of adjoining buildings to west 10 ft. lower, to east 80 ft. higher; and

WHEREAS, petitioner proposes to provide an additional means of egress from the termination of the fire escape (on the rear of the 1st story extension roof of No. 117) by means of an iron bridge leading easterly across the extension roof of No. 119 to the building to the east; petitioner contends that building No. 119 was formerly occupied as a factory, and contends, further, that the premises in question are suitable for factory use.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the petition be and it hereby is denied.

1140-25-S.

PETITIONER—Crocker National Fire Prevention Engineering Co., for American Railway Express Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—217-223 East 43rd street and 218-226 East 44th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1140-25-S)

WHEREAS, Crocker National Fire Prevention Engineering Co., for American Railway Express Co., owner, filed, November 6, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 217-223 East 43rd



# MINUTES

street and Nos. 218-226 East 44th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 15, 1925, reads (Order No. 77460-LD):

"1. Enclose the interior stairway at east side center of 7-story portion of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Sec. 271 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law."

and

WHEREAS, the building, facing on two streets, is fireproof, seven stories in height on the 43rd street and eleven stories in height on 44th street front; 125 ft. by 200 ft., irregular, in area; OCCUPIED as a garage and repair shop used exclusively for motor vehicles of owner of the premises; 1st to 10th story, average of 6 persons per story; 11th story, 33 persons; EQUIPPED with a fire alarm signal system. EXITS: Four interior fireproof stairways, extending from the 1st story to roof; stairways Nos. 1, 2 and 3 being enclosed in fireproof partitions with fireproof doors at openings; stairway No. 4 (east side center of seven-story section) being enclosed in fireproof partitions with a fireproof door at the top and bottom of each run; and

WHEREAS, petitioner contends that the only point on the floor, more than 100 ft. (the limit set by the labor law) from a legal exit, is directly at the entrance to stairway No. 4, where the distance is but 102 ft., and contends, further, that the existing three legal exits are adequate for the limited occupancy of the premises.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the openings be equipped with self-closing fireproof doors; and that the building otherwise shall be provided with not less than three interior regulation approved stairways.

1274-25-S.

PETITIONER—J. J. Gloster, for National Family Laundry Service Corporation, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—2-8 West 141st street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon

Negative

Absent: Commissioner Holland

THE RESOLUTION:

(1274-25-S)

WHEREAS, J. J. Gloster, for National Family Laundry Service Corporation, owner, filed, December 10, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 2, 4, 6 and 8 West 141st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 12, 1926, No. 92593-LD, reads:

"1. Extend interior stairway at southwest end from 1st to 2nd story and enclose same in fireproof material having direct passage to street, as per Section 270 of the Labor Law."

and

WHEREAS, the building, facing on two streets, is fireproof, two and three stories in height, 100 ft. by 99 ft. 11 in. in area; OCCUPIED as a laundry (3rd story being used as a restaurant for employees); 1st story, 75 persons; 2nd story, 75 persons; restaurant accommodates 90 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Three interior fireproof stairways, enclosed in fireproof partitions with fire doors at openings; stairway No. 1 (southeast corner) extending from 2nd to 1st story; No. 2 (southwest corner) extending from roof to 2nd story; No. 3 (north center) extending from roof to street; and

WHEREAS, petitioner contends that there are two fireproof stairways leading from the 2nd story to the street, and that the existing means of egress are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the building otherwise shall be provided with required exits in accordance with the labor law; so long as the use and occupancy remain substantially unchanged.

138-26-S.

PETITIONER—George E. Strehan, for R-W Realty Co., Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—348 Fulton street, Brooklyn.

APPEARANCES—

For Petitioner: George E. Strehan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(138-26-S)

WHEREAS, George E. Strehan, for R-W Realty Company, lessee, filed, February 18, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 348 Fulton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 15, 1925, No. 85697-LD, reads:

"Order No. 85697-LD: 1. Arrange the fire escape on the front of building and the openings leading thereto, etc.

"2. Provide suitable means of reaching the roof in accordance with a resolution of the B. of A. adopted April 1917, etc."

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 54 ft. 6 in. in area, with a mezzanine (44 ft.) in height, 25 ft. by 54 ft. 6 in. in area at 1st and mezzanine floors, and 25 ft. by 48 ft. 6 in. in area above. OCCUPIED: 1st and mezzanine stories, 1 person; 2nd story, tailor, 1 person; 3rd story, tailor, 9 persons. EXITS: An interior wooden stairway, extending from 1st story to top story, enclosed in stud and cement partitions up to ceiling of 2nd story, and matched partitions at 3rd story, with wooden doors at openings. A fire escape on the front of the building, having non-proof openings along the course thereof, extending from 1st story to the 2nd story, and drop ladder to the side. ROOFS of adjoining buildings 35 ft. higher at east, higher at west; and

WHEREAS, the petitioner contends that the erection of a "counterbalanced stairway" from lowest balcony would destroy the sales value of the retail shoe store at front



# MINUTES

1st story and decrease the business; that the building is of small area with a small occupancy, and also there is no means of egress from the roof; in lieu of complying with fire department order, the petitioner proposes to provide a 60 degree connecting stairs, a gooseneck ladder to the roof and a sliding drop ladder in guides to the street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 85697, Item 1, *on condition* that a fire escape shall be provided on the front of the building with 60 degree connecting stairs and drop ladder in guides from the lowest balcony and gooseneck ladder from the top story balcony to roof, and that a fixed double rung iron ladder be provided to the existing scuttle from the top story; and that existing windows on fire escape be maintained; and that the building be not increased in height.

122-26-S.

PETITIONER—Levy & Berger, for Phoenix Commercial Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—550 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Joseph Levy, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(122-26-S)

WHEREAS, Levy & Berger, for Phoenix Commercial Company, Inc., owner, filed, February 11, 1926, a petition for variation from the requirements of the labor law, as set forth in an order of the fire commissioner, affecting premises at 550 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 1924, Order No. 60705-LD, reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.

"2. Provide an additional means of exit from the 1st story and cellar, said exit to be located at the rear of the building in accordance with the provisions of Sec. 271 of the Labor Law."

WHEREAS, the building is non-fireproof, five stories in height, 35 ft. by 99 ft. in area at 1st story and 35 ft. by 80 ft. in area above. OCCUPIED: Cellar, storage and drying dry goods, 3 persons; 1st story, wholesale dry goods store, 9 persons; upper stories, tenant factory, mostly making apparel, 33 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in fire-resisting partitions with fireproof doors at openings; an interior iron stairway on the rear of the building, having fireproof partitions along the course thereof, extending from main floor to the 2nd story balcony; with EGRESS from the building to the roof of the fire escape by means of an iron bridge across the roof of No. 90 Crosby street; ROOFS of adjoining buildings same level; and

WHEREAS, petitioner proposes to connect the present termination of the fire escape (the iron bridge landing on

the roof of 90 Crosby street) by means of an iron bridge across the roof of 90 Crosby street to the 2nd story balcony of the fire escape on the front of 92 Crosby street, where there is a counterbalanced stair to street; 90 and 92 Crosby street being under same ownership as premises in question; and, in regard to Item 2, proposes to erect at the rear of the 1st story a ladder to scuttle in roof of the 1st story extension, affording egress to the existing fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, only so far as it affects the egress from the termination of the fire escape, *on condition* that an iron balcony shall be provided at the 2nd story to the roof of one-story building at No. 90 Crosby street, with egress from the roof to the balcony of the fire escape at No. 92 Crosby street, with egress therefrom by counterbalanced stairways to the street, also to the premises to the north, No. 552 Broadway, through plain glass openings; and *granted*, as to Item 2, *on condition* that a 60 degree stairway be provided from the cellar to the 1st story, continuing to the roof of the extension at the 2nd story level, with counterbalanced scuttle in roof; and *granted* only so long as conditions as to the use and occupancy remain unchanged.

178-26-S.

PETITIONER—Emery Roth, for W. A. R. Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—20-22 East 57th street, Manhattan.

APPEARANCES—

For Petitioner: Julian Roth.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(178-26-S)

WHEREAS, Emery Roth, for W. A. R. Realty Corporation, owner, filed, March 1, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises at 20-22 East 57th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 25, 1926, N. B. Applic. 632-1925, reads:

"26. All windows, including show windows, should comply with Rule 503 of Industrial Code with panes not exceeding 720 square inches in area and not over 48 in. in any dimensions. Section 264 of Labor Law."

and

WHEREAS, the building is fireproof, 18 stories in height, 54 ft. by 100 ft. in area. OCCUPIED: 1st story, stores; upper stories as a tenant factory, approximately 70 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, there are windows in the street walls of the building, part fixed and part pivoted, on the 1st, mezzanine and 2nd stories, glazed with 1/4 in. plate glass; the maximum area of the glass on the 1st story being 8 ft. by 8 ft. and on the 2nd story being 7 ft. by 7 ft.; and

WHEREAS, appellant contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest two stories, and would also affect the architectural appearance of the building.

*Resolved*, that the board of standards and appeals does



# MINUTES

hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front on the 1st, mezzanine and 2nd stories, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

189-26-S.

PETITIONER—William I. Hohauser, Inc., for 315 Seventh Avenue Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—315 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: William I. Hohauser.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(189-26-S)

WHEREAS, William I. Hohauser, Inc., for 315 Seventh Avenue Corporation, owner, filed, March 5, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 315 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 18, 1926, N. B. Application No. 776-1926, reads:

"9. All windows must comply with Section 264 of the Labor Law and Rule 503 of the Industrial Code."; and

WHEREAS, the proposed building is fireproof, 21 stories in height, 78 ft.  $1\frac{1}{2}$  in. by 56 ft.  $11\frac{1}{2}$  in. in area; OCCUPIED as tenant factory, about 30 persons on each story; and

WHEREAS, the petitioner proposes to install plate glass windows in fireproof frames on both street fronts, the maximum size glass at 2nd, 3rd and 4th stories to be 5 ft. by 6 ft., at 1st story to be 9 ft. 6 in. by 10 ft. in area; and

WHEREAS, the petitioner contends that the windows on the first four floors will be show windows; that the rental value of these floors would be affected if compelled to cut up the windows into small lights.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front of the three lower stories, *on condition* that the openings shall be equipped with approved metal frames and sashes, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the labor law requirements be complied with in all other respects.

194-26-S.

PETITIONER—National Bridge Works, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—100 Review avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Harry B. Royer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4 and

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(194-26-S)

WHEREAS, National Bridge Works, owner, filed, March 11, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner affecting premises 100 Review avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 15, 1925, No. 86103-LD, reads:

"1. Provide continuous safe and unobstructed passageway at least 3 feet wide throughout their length leading directly to both required means of exits, cutting a door at least 3 feet wide through the dividing partition of storeroom and drafting room on the 2nd story, said doors shall not be locked, bolted or fastened during working hours, as per Sec. 272 of the Labor Law."; and

and

WHEREAS, the building is non-fireproof, two stories in height, 153 ft. by 229 ft. in area at 1st story and 95 ft. by 132 ft. in area above. OCCUPIED: 1st story, structural steel and machine shop, 60 persons; 2nd story, drafting, blue print, template and store rooms, 12 persons. EQUIPPED with a fire alarm signal system. EXITS: An open interior wooden stairway, extending from the 1st story to 2nd story, an outside open iron stairway, extending from 2nd story drafting room to the ground; there is also an auxiliary interior wooden stairway leading from 1st story to a blind store room on 2nd story; and

WHEREAS, the petitioner contends that the present exits are adequate; furthermore, due to the steel construction of the building, it is impossible to obtain an opening of 7 ft. in the partitions enclosing the blue print room on 2nd story.

*Resolved*, that the board of standards and appeals hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the space designated as drafting room *on condition* that an exterior iron stairs shall be provided and maintained on the outside of the building and the occupancy shall not exceed 8 persons (male employees).

1186-25-S.

PETITIONER—Lynn Iron Works.

SUBJECT—Application for reopening—modification of variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—41-45 Washington avenue, Brooklyn.

APPEARANCES—

For Petitioner: David Lipowsky.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(1186-25-S)

WHEREAS, Samuel Rosenblum, for L. S. Briggs, filed, November 14, 1925, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 41-5 Washington avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 14, 1925, reads:

"Order No. 76801-LD—

"1. Provide a second means of exit remote from interior stairway at 1st and 2nd stories, as per 3 of the Board of Standards and Appeals, adopted 29th, 1924.";



# MINUTES

WHEREAS, the building is non-fireproof, two stories in height, 100 ft. by 51 ft.  $\frac{3}{4}$  in. in area. OCCUPIED: 1st story, bank and stores; 2nd story, manufacturing of slippers, 45 persons. EXITS: An interior wooden stairway, extending from the 1st story to 2nd story, enclosed in wood with plaster partitions, with wooden doors at openings; ROOFS of adjoining buildings one story lower at east and south; and

WHEREAS, the petitioner proposes to construct an iron balcony from 2nd story window at center of court, extending over the roof of 1st story extension and leading to roof of one-story building adjoining at east; and

WHEREAS, this petition was granted by the board at its meeting March 2, 1926, on certain conditions, and petitioner requests a modification of these conditions as to fireproofing of windows opening on fire escape.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a fire escape balcony shall be provided on the Flushing avenue front, embracing the five (5) center openings, with non-fireproof windows; that a counterbalanced drop ladder in guides shall be provided at both ends of the balcony; that the occupancy of the 1st story shall be restricted to the operation of a public bank; and that the building shall not exceed a height of two stories above grade.

5-25-S.

PETITIONER—Charles B. Meyers, for Bermey Realty Co., Inc., owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—149 West 40th street and 561-565 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Charles B. Meyers.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Commissioners Holland and Guilfoyle ..... 2

Negative: Chairman Walsh and Commissioner Connell ..... 2

Absent: Chief Kenlon ..... 1

THE VOTE TO RECONSIDER REOPENING AND MODIFICATION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(765-25-S)

WHEREAS, Charles B. Meyers, for Bermey Realty Company, Inc., owner, filed, June 23, 1925, a petition, with the aid of standards and appeals, for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 149 West 40th street and 561-565 Seventh avenue, Borough of Manhattan;

WHEREAS, the decision of the superintendent of buildings, rendered July 14, 1925, reads:

"1. Provide two lawful exits from each floor. Section 276, Subd. 3 of Labor Law."

WHEREAS, the proposed building is fireproof, 21 stories in height, 60 ft. by 59 ft. 3 in. in area; OCCUPIED as office and 25 per cent factory use; about 45 persons on each floor; EQUIPPED with a sprinkler system and a fire alarm system. EXITS: An interior fireproof stairway, extending from the 1st story to 17th story, enclosed in fire-

proof partitions with fire doors at openings; a fire tower from ground to roof; ROOFS of adjoining buildings 17 stories lower; and

WHEREAS, the petitioner proposes to erect a 21-story fireproof building, to provide a fire tower opening to each and every story as one means of exit; one interior fireproof enclosed stairway opening to each story up to and including the 17th story as a second means of exit; he claims that each floor above the 17th story is less than 2,500 sq. ft. and is further reduced by the required height-zone setbacks of the street wall, to such an extent as to make it impracticable for renting purposes if he were compelled to install two stairways to the upper four stories; he further claims that the said upper stories will be for office purposes only, and requests the board to permit the construction of this building, as proposed, as there will be no factory occupancy on the four upper stories but they will be provided with a fire tower, giving adequate means of entrance and exit; and

WHEREAS, this petition was granted by the board at its meeting October 13, 1925, on certain conditions, and petitioner requested a modification of these conditions as to the sprinkler requirements for bank in 1st story.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and the petition be and it hereby is granted, only so far as it affects the upper stories of the building (18th, 19th, 20th and 21st), on condition that the building shall be not increased in area and that there shall be no manufacturing use of any nature or description above the 17th story; that this portion of the structure shall be reserved exclusively for executive office use; that the interior of the building shall be constructed fireproof and that the requirements of the labor law shall be complied with in all other respects throughout the building; that the standpipe equipment shall be continued throughout the entire building and that the structure shall be sprinklered (100 per cent), except that the sprinkler system may be omitted for bank use area of 1st story; that not more than 25 per cent of the building shall be used for manufacturing; that the building shall comply with the requirements of the building zone resolution in all other respects.

54-26-S.

PETITIONER—New York Dock Company, owner.

SUBJECT—Application for reopening—modification—variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Foot of Van Dyke street (Warehouses Nos. 326 and 327), Brooklyn.

APPEARANCES—

For Petitioner: G. A. Eweler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(54-26-S)

WHEREAS, C. E. Hicks, chief engineer of the New York Dock Company, owner, filed, January 21, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises foot of Van Dyke street (Warehouses 326-327), Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 22, 1925, reads (Order No. 88717-LD):

"1. Provide an interior stairway from the 1st to 2nd story at east side of building as per Rule 3, Board of Standards and Appeals, adopted July 29th, 1924.



# MINUTES

"2. Provide a secondary means of exit from every floor of building at west end of south side of building as per Rule 3, Board of Standards and Appeals, adopted July 29th, 1924.";

and

WHEREAS, the building is non-fireproof, two stories in height, 120 ft. 5 in. by 140 ft. 8 in. in area; OCCUPIED as a distributing warehouse for the storage of magnesite cement; 1st story, 5 persons; 2nd story, 8 persons; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two exterior wooden stairways, extending from the 1st story to 2nd story; interior wood stair to scuttle in roof; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the material stored is non-inflammable and that in view of the light occupancy the existing means of exit are adequate; and

WHEREAS, this petition was granted by the board at its meeting May 11, 1926, on certain conditions, and petitioner requests a modification of these conditions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and the petition be and it hereby is granted on condition that horizontal exit in the division wall shall be provided at the rear adjacent to the existing bins; and that an exterior fire escape shall be provided on the westerly gable wall.

988-25-S.

PETITIONER—William F. Doyle, for 385 Madison Ave., Inc., owner.

SUBJECT—Application for reopening—correction—variation of labor law as cited in orders of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—385 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition reopened and resolution corrected to read "6th" instead of "7th" story in fourth line of last paragraph of resolution.

THE VOTE TO REOPEN AND CORRECT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(988-25-S)

WHEREAS, William F. Doyle, for 385 Madison Avenue, Inc., owner, filed, September 25, 1925, a petition for variation from the requirements of the labor law, as cited in the orders of the fire commissioner and in the decision of the superintendent of buildings, affecting premises No. 385 Madison avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated July 18, 1925, read:

(Order No. 83017-LF)

"An inspection of premises 385 Madison Avenue, Borough of Manhattan, shows that the following must be done to comply with Section 279 of the Labor Law:

"No. 1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout."

(Order No. 83018-LF)

"An inspection of the premises 385 Madison Avenue, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Sec. 279 of the Labor Law. The labor law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law, as to fire drills.";

and

WHEREAS, the decision of the superintendent of buildings rendered March 29, 1926, in acting on request for certificate of occupancy, reads:

"1. All windows in exterior walls must be fireproof and self-closing and must not exceed 720 sq. in. per light.

"2. Doors along interior and fire tower stairways must be entirely fireproof. Glass not permitted.

"3. All partitions throughout the building must be built of incombustible material.

"4. Remove gate which obstructs egress from main stairway at first floor into main hall.

"5. All partitions enclosing stair halls must be of 4 in. terra cotta or 8 in. brick.

"6. All steel beams must have two inches of fireproofing.";

and

WHEREAS, the building is fireproof, 12 stories in height, 215 ft. by 100 ft. 4 in. in area. OCCUPIED: 1st story, stores; upper stories, offices and show rooms (mostly millinery) with a 25 per cent factory occupancy on the 4th, 6th and 8th stories, approximately 8 persons above the 1st story; pent house occupied for office. EQUIPPED with a two source automatic sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; closed in fireproof partitions with metal-covered wood doors at openings; and

WHEREAS, petitioner contends that there is installed the west stairway of the premises an interior fire alarm system, extending from the sub-basement to roof, with stations on each story; the fire alarm system connects directly to a central station, which in turn transmits alarm to headquarters; and contends further that the two source automatic sprinkler system covers all of the premises excepting a portion of the pent house; and

WHEREAS, this petition was granted by the board at its meeting May 11, 1926, on certain conditions, and it appears that an error was made as to the story mentioned, which should have been the 6th story instead of 7th.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects an area of 3,000 sq. ft. on the 7th story of building for occupancy use of light industrial needlework incidental to the conduct of millinery in a wholesale agency, and that the certificate of occupancy now in force shall be applied with in all other respects; as to orders of the fire commissioner, Nos. 83017 and 83018, the petition be and it hereby is granted on condition that the stipulations of the certificate of occupancy now in force shall be maintained.

APPLIANCES SUBMITTED FOR APPROVAL—161-26-SA.

PETITIONER—Petroleum Heat & Power Co.  
SUBJECT—Approval of Petro Domestic Burner.  
APPEARANCES—

For Petitioner: G. P. Knight.

ACTION OF BOARD—Petition placed on reserve and pending inspection by committee of the board.

1263-25-SA.

PETITIONER—The Phister Manufacturing Co.  
SUBJECT—Approval of Phister Carbon Tetrachloride Fire Extinguisher.

APPEARANCES—

For Petitioner: B. D. Ryan.

ACTION OF BOARD—Petition placed on reserve and referred to fire commissioner for test and report.



# MINUTES

0-25-SA.  
 PETITIONER—Westinghouse Electric & Manufacturing Co.  
 SUBJECT—Approval of Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA-CA.  
 APPEARANCES—  
 For Petitioner: M. A. Zeek.  
 ACTION OF BOARD—Petition placed on reserve calendar and referred to fire commissioner for test and report.

26-SA.  
 PETITIONER—Aqua Oil Service, Inc.  
 SUBJECT—Approval of Aqua Non-Pressure Hydraulic Gasoline Dispensing System.  
 APPEARANCES—None.  
 ACTION OF BOARD—Petition placed on reserve calendar and referred to fire commissioner for report.

25-SA.  
 PETITIONER—A. J. Feltault, for Teesdale Manufacturing Company, owner.  
 SUBJECT—Approval of Teesdale Automatic Fuel Oil Pump.  
 APPEARANCES—  
 For Petitioner: A. J. Feltault.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

3-SA.  
 PETITIONER—The Surface Combustion Company.  
 SUBJECT—Approval of Surface Combustion Fuel Oil Burner.  
 APPEARANCES—  
 For Petitioner: Raymond S. Wile.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

23-SA.  
 PETITIONER—Warren Steam Pump Company.  
 SUBJECT—Approval of Warren Fuel Oil Pumps and Heater Sets.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

4-SA.  
 PETITIONER—Automatic Oil Burner Corp.  
 SUBJECT—Approval of Electrol Automatic Oil Burner.  
 APPEARANCES—  
 For Petitioner: A. J. Spear.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

5-SA.  
 PETITIONER—Cook Electric Company.  
 SUBJECT—Approval of Cook Automatic Electric Fuel Oil Pump.  
 APPEARANCES—  
 For Petitioner: Mr. Sage.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

6-SA.  
 PETITIONER—O. J. Moussette Co.  
 SUBJECT—Approval of Moussette Oil Burner.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

7-SA.  
 PETITIONER—Combustion Utilities Corp.  
 SUBJECT—Approval of Doherty Gas Oil Burner.  
 APPEARANCES—None.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

1032-25-SA.  
 PETITIONER—Melco Engineering Corporation.  
 SUBJECT—Approval of Melco Automatic Oil Burner, Type "A"  
 APPEARANCES—  
 For Petitioner: I. S. Gilman.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

1193-25-SA.  
 PETITIONER—Paramount Fuel Oil Burner, Inc.  
 SUBJECT—Approval of Paramount Fuel Oil Burner.  
 APPEARANCES—None.  
 ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m.

1162-24-SA.  
 PETITIONER—Croker National Fire Prevention Engineering Co., for Fuel Oil Burner Engineering Company.  
 SUBJECT—Approval of Hart Automatic Fuel Oil Burner.  
 APPEARANCES—None.  
 ACTION OF BOARD—Petition withdrawn.  
 THE VOTE TO WITHDRAW—  
 Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
 Negative ..... 0  
 Absent: Chief Kenlon ..... 1

62-24-SA.  
 PETITIONER—Kleen-Heet Distributing Co., Inc., owner.  
 SUBJECT—Application for reopening—amendment—approval of Kleen-Heet Oil Burner.  
 APPEARANCES—  
 For Petitioner: William F. Doyle.  
 ACTION OF BOARD—Petition reopened and resolution amended.  
 THE VOTE TO REOPEN AND AMEND—  
 Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
 Negative ..... 0  
 Absent: Chief Kenlon ..... 1  
 THE RESOLUTION:

(62-24-SA)  
 WHEREAS, Wm. F. Doyle filed, January 16, 1924, a petition with the board of standards and appeals for approval of the device known as the Kleen Heet Oil Burner; and  
 WHEREAS, a committee of the board inspected this device in operation at 139 Kosciusko street, Brooklyn, and recommended the device for approval:

Cal. No. 62-24-A.  
 Approval of the Kleen Heet Fuel Oil Burner.  
 June 25, 1924.

REPORT OF COMMITTEE:  
 A committee of the board, consisting of Chairman Walsh, Fire Chief Kenlon and Mr. Holland, visited the premises No. 139 Kosciusko street, Brooklyn, and inspected the Kleen Heet Burner in operation.  
 The burner consists of a cast steel fire pot, a combustion chamber, operating with a pump and fan set and using Grade B fuel oil.

Setting the burner on the grate bars would tend to develop direct or impinging flame and excess temperature to the effect of oxidizing the boiler plates or tubes, therefore, the burner should not be set on or at the grate bar level.

The committee recommends the approval of the



# MINUTES

Kleen Heet fuel oil burner pump and fan set for use with Grade B fuel oil.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
JAMES P. HOLLAND.

and

WHEREAS, this device was approved by the board at its meeting July 29, 1924, and January 19, 1926, for use with Grade A and B oil in domestic installations, and petitioner requests an amendment to permit the device to be used in all types of installations and to permit the use of burner without the pump and fan set and vacuum tank as a burner fed by gravity.

Resolved, that the board of standards and appeals does hereby approve the device known as Kleen Heet fuel oil burner, pump, fan set for use with Grade A and B fuel oil, as a unit or separately, when installed in accordance with the recommendation of the committee and the fuel oil rules of the board of standards and appeals.

1295-24-SA.

PETITIONER—Automatic Burner Corporation.

SUBJECT—Application for reopening—modification—approval of A. B. C. Oil Burner.

APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(1295-24-SA)

WHEREAS, Par-X-Oil Burner Corporation filed, November 1, 1924, a petition with the board of standards and appeals for approval of their device known as the ABC Oil Burner; and

WHEREAS, under date of December 21, 1925, the Stat Burner Corporation was substituted as the petitioner by the Automatic Burner Corporation of Chicago, the manufacturers of the ABC Burner; and

WHEREAS, a committee of the board visited the premises St. Leonard's Academy, 36 Brevoort place, Brooklyn, and inspected the ABC Oil Burner in operation; and

WHEREAS, this device was approved by the board at its meeting April 27, 1926, for use with Grade B fuel oil, and petitioner requests a modification of resolution to permit use with Grade A oil also.

Resolved, that the board of standards and appeals do hereby approve the device known as the ABC Oil Burner for use with Grade A and B fuel oil for domestic installations, on condition that the fuel oil burning equipment installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

Adjourned 6 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, May 25, 1926, as they appeared in Bulletin No. 22, Vol. XI, are hereby corrected to read as follows:

463-21-BZ.

APPLICANT—Louis A. Sheinart, for Taft Buick Corp., owner.

SUBJECT—Application for reopening—to amend.

PREMISES AFFECTED—139 Broadway, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Louis A. Sheinart.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(463-21-BZ)

WHEREAS, A. Edward Richardson, for Taft City Garage, owner, filed, April 21, 1921, with the board of appeals, an application under the building zone resolution to permit in a business district the alteration of an existing building to be used as a salesroom and garage for more than five motor vehicles; premises 139 Broadway, Flushing, Queens; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting June 28,

\*Correction—Words "amendment (re: appeal from order of fire commissioner)" omitted in lines 3 and 4 of digest and words "to amend" substituted.

1921, after due notice by publication in the Bulletin of Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is a business district and Main street is a business district; and

WHEREAS, the decision of the superintendent of buildings rendered December 6, 1920, in acting on Alt. Application No. 3170-20, reads:

"The change and extension of this building for use as a service station is prohibited by the Zoning Resolution."

and

WHEREAS, the building is of brick and frame construction, three stories in height, 50 ft. by 125 ft. in area the 1st story and 38 ft. by 44 ft. 6 in. irregular above the 1st story as salesroom and garage for more than five motor vehicles and as offices and storage above; and

WHEREAS, there existed a stable for more than 50 horses on this street between the intersecting streets of July 25, 1916, which stable still exists, and no one appeared in opposition to the granting of this application and petitions endorsing this application having been filed from the Chamber of Commerce of the Borough of Queens and the Flushing United Association; and

WHEREAS, the following resolution was adopted by the board of appeals at its meeting June 28, 1924:

"Resolved, that the board of appeals does hereby grant a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that no gasoline tank shall be maintained on the premises that no repairs other than minor repairs and alterations shall be made; that no power machinery of any type shall be installed, and that the interior of the garage, walls and ceilings shall be covered with app-



# MINUTES

fire retarding material and that there shall be no connection between the garage and the business portion of the building above the 1st story; that the walls separating the show rooms from the garage portion of the building on the 1st story shall be unpierced except for one doorway, which shall be protected by an automatic self-closing fireproof door.”;

WHEREAS, the owner requests a modification of the resolution.

Resolved, that the board of standards and appeals does hereby modify the resolution adopted June 28, 1924, only so far as concerns opening between the accessory store and garage area not exceeding 3 ft. by 7 ft., equipped with self-closing fireproof door, the conditions in the original resolution otherwise to remain the same.

## RULES

### FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

#### DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly evacuation of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct. For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter the blank spaces provided for that purpose in said chart and to fill in the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

#### FIRE DRILL ORGANIZATION.

Person in Charge .....  
Person of concern .....  
Person in Charge No. .... Story .....

#### FOREMAN OR PERSON IN CHARGE

Person in Charge ..... Substitute .....  
Person in Charge ..... Substitute .....

#### WATCHMAN

Person in Charge .....  
Person in Charge .....

#### MALE SEARCHER

Person in Charge .....  
Person in Charge .....

#### FEMALE SEARCHER

Person in Charge .....  
Person in Charge .....

#### STREET ALARM BOX RUNNER

Person in Charge .....  
Person in Charge .....

#### FIRE BRIGADE

Person in Charge .....  
Person in Charge .....  
Person in Charge .....

#### EXIT GUARDS

Exit .....  
" .....  
" .....  
" .....  
" .....  
" .....

#### SQUAD MONITORS

Squad No. 1 .....  
" " 2 .....  
" " 3 .....  
" " 4 .....  
" " 5 .....  
" " 6 .....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The



# RULES

**WATCHMEN** shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

## Rule 4. Duties of Searchers.

The **MALE** and **FEMALE SEARCHERS** shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

**SEARCHERS** shall leave the floor immediately after the last squad leaves.

## Rule 5. Duties of Street Alarm Box Runner.

The **STREET ALARM BOX RUNNER** shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the **STREET-ALARM-BOX-RUNNER** shall report to the Foreman for orders and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the **STREET-ALARM-BOX-RUNNER** proceed to the street alarm box and send in the fire alarm.

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The **EXIT GUARDS** shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

**EXIT GUARDS** shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, **EXIT GUARDS** shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The **SQUAD MONITORS**, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

**MONITORS** shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the **EXIT GUARDS**.

On reaching the sidewalk **MONITORS** shall keep their squads in order and lead them a reasonable distance from

the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

**MONITORS** will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

**FIRE DRILLS** shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the **OWNER, LESSEE OR TENANT OF THE BUILDING** or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any **FIRE DRILL** in which all of the occupants do not participate shall not be considered as complying with the **LAW**, except as otherwise provided in these rules.

The person or persons representing the **OWNER, LESSEE OR TENANT** who supervises the **FIRE DRILL** of the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing to the **FIRE COMMISSIONER**.

## Rule 11. Duties of Engineer.

It shall be the duty of the **ENGINEER, SUPERINTENDENT** or other **PERSON IN CHARGE** of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the **PERSON IN CHARGE OF BUILDING** will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of alarm signals.

It shall also be the duty of the **PERSON IN CHARGE OF BUILDING** to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The **PERSON IN CHARGE OF BUILDING** must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES.

(217-21-SR)

(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, June 18, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

*Matter in italics is new. Matter in [ ] is old matter to be removed.*

### Rule 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

### [Rule 33.] Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow bricks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

(e) [(a)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

### [GRADE A FUEL OIL.]

#### Rule 2. Manner of Storage for [Grade A] Fuel Oil.

Fuel oil, to be used for [commercial] heating and power purposes, shall be at all times contained in metal tanks in all openings or connections through the tops of the tanks.

#### Rule 3. General Location of Tanks for [Grade A] Fuel Oil.

(a) In all *except* fireproof buildings fuel oil storage tanks shall be buried below the floor of the lowest story

in the manner required for tanks outside of the building or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4A. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

[(b)] Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.]

[(c)] Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.]

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# PUBLIC HEARING

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 4B [19.] Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, unless an approved anti syphon valve is used, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Material and Construction of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free

from physical imperfections, such as, laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. shell and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{4}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of (6) inches center to center on these members.

(f) When structural reinforcing members are used together with braces, in order to reduce the effective length, the braces shall not be stressed higher than ten thousand (9,000) pounds per square inch taken on minimum net section.

(g) If structural members are omitted and the flat surfaces of the tank are braced entirely by means of rods or these members should not be spaced greater than twenty-four (24) inches center to center in all directions. Unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of



# PUBLIC HEARING

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) [Rule 20 (a)] Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

[Rule 20 (b)] Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 5.

(b) All welded seams of plates shall be lapped or butt.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding. Both inside and outside welds shall be of full 5 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For 1/4 inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For 3/8 inch heads, 2 1/4 inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all round. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall be staggered. At no point of a butt girth joint shall the seam on one side be offset with the seam on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and cut and

reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half (1 1/2) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth (1/4) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half (1 1/2) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half (1/2) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks,



# PUBLIC HEARING

shall withstand after being set in place, a hydrostatic *or oil* test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic *or oil* pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic *or oil* test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

## Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic *or oil* test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

## Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

## Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for [Grade A] Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted. *Except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.*

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic *or oil* pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) Where pressure systems are used an automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

### Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or seal carried within four (4) inches of the lowest point in tank.

(d) Fill pipe shall be made up with screwed flanged fittings and shall be oil tight and securely fastened in place.

### Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without cap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold same class of liquids is installed, vent pipes may be connected into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation.



# PUBLIC HEARING

ents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weatherproof hoods and terminate outside the building above the roof surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to oil trucks by tight connections and filled by pressure, one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow into the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the coils shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Section 9. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge suction lines near each pump; in discharge line at each tank as near the tank as practicable, and in discharge lines near each burner.

## Section 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept closed when not in use.

## Section 11A. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankments, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a viscosity of not more than eighteen (18) degrees Baume

and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. [Rule 24.] Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for [Grade A] Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. *In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.*

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## [Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.]

## [GRADE B FUEL OIL.]

## [Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.]

## [Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal



# PUBLIC HEARING

outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

## 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.]

### [Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.]

### [Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.]

### Rule 17. [22.] Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

### [Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

### [Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).]

### [Rule 25. Piping for Grade B Fuel Oil.

#### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

#### Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

#### Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

#### Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

#### Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.]

### Rule 18. [26.] Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

[(b) See Rule 9 (a) for construction of valves.]

(b) [(c)] A remote or *thermostatic* control for shutting off the supply of oil to the burners shall be provided.

(c) [(d)] An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valve shall be set at not more than fifty (50) per cent above the maximum working pressure.

### [Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.]

### Rule 19. [28.] Pilot Light.

Automatic systems *unless electrically ignited* shall be designed that the flame cannot be extinguished by operation of the automatic control valve and a [A] pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

### Rule 20. [29.] Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately ventilated and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

### Rule 21. [30.] Fire Protection in Domestic Installations.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster or other approved incombustible material. Above the furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths (3/4) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

### [Rule 31. Instruction Cards.]

See Rule 14.

### [Rule 32. Installation.]

See Rule 16.



# PUBLIC HEARING

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall not be used for domestic heating in buildings occupied by more than two (2) families. If used in buildings occupied by more than two families or in commercial buildings, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of concrete, concrete or gypsum, and not less than four inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.]

## 22. [34.] Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by

gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 23. [35.] Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### 1. PERMIT.

**Prohibition.** No person shall smoke, or carry a cigar or cigarette in any factory as defined in Section 1, Section 2, of the State Labor Law, nor in any part of a factory, within the City of New York, except in protected portions or special classes of occupancies specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and lessee or lessees of the building containing such factories to cause to be posted in each and every hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such language or languages as the fire commissioner shall determine, a notice of such prohibition, and the penalty for its violation.

**Application.** Application for such permit shall be made only by the owner of the building on suitable forms to be furnished by the fire commissioner.

**Time Limit.** Such permit shall be for a definite period not exceeding one year, and shall not be renewed after expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

**Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and the permit shall be framed and kept posted in a conspicuous place in the factory.

**Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

## RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;

Boiler making;

Brick, terra cotta or artificial stone works;

Forge shops;

Foundries;

Iron, steel, brass or copper works;

Machine shops;

Smelting;

Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed; waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including June 9, 1926 .....	529	Dismissed .....	
Restored to calendar .....	44	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	123	Granted on condition .....	
Requests to amend .....	22	Appliances approved .....	
Requests for modification .....	21	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	1	Rules approved .....	
Requests for extension of time .....	10	Rules disapproved or rescinded .....	
Requests for extension of permit .....	20	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	8	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1523	Requests for modification granted .....	
Disposed of .....	882	Requests for modification denied .....	
Cases pending June 9, 1926 .....	641	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the failure to receive such notice is no excuse for not appearing.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the failure of the appellant or petitioner to file necessary data by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City

XI

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JUNE 22, 1926

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No. 25

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

Phone—Worth 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

cket.

l of Clerk's Calendar.

e Trial Calendar.

ices in Building Zone Cases.

utes of Regular Meeting, June 15, 1926, at 10 a. m.

utes of Regular Meeting, June 15, 1926, at 2 p. m.

utes of Special Meeting, June 16, 1926, at 10 a. m.

es.

ice of Public Hearing.

gress Report.

#### UNIVERSITY OF PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 22, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 29, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending June 16, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
547-26-A.....	F.D. ....	102-106 E. 15th st., Man. F-85706.
546-26-BZ.....	B.B.Bx. .	2236-2238 E. 177th st., Bx. Decision.
545-26-S.....	F.D. ....	39 Gt. Jones st., Man. L. D. 90304.
544-26-BZ.....	B.B.Q. ...	676-686 Fairview ave., Ridge- wood, Q. Alt. 996-1926.
543-26-BZ.....	B.B.Q. ...	S. W. cor. Queens blvd. & Yellowstone ave., Forest Hills, Q. N. B. 2042-1926.
542-26-SA.....	F.D. ....	Lassen Quintuple Fuel Oil Burner. Appliance.
541-26-A.....	F.D. ....	234-236 Franklin st., Bklyn. F-79898.
540-26-S.....	F.D. ....	202-220 Meserole ave., Bklyn. L. D. 95245-95246.
539-26-A.....	F.D. ....	437-453 E. 56th st., Man. F-81580-81581.
538-26-S.....	F.D. ....	41-43 John st., Man. L. D. 89259.
537-26-S.....	F.D. ....	191 Mercer st., Man. L. D. 97054.
536-26-A.....	F.D. ....	1022 E. 178th st., Bx. Alt. 368-1926.
535-26-BZ.....	B.B.Bx. .	E. S. of Jerome ave., 140 ft. S. of Clifford pl., Bx. N. B. 978-1926.
534-26-SA.....	F.D. ....	Socony Industrial Type "A" Burner. Appliance.
533-26-BZ.....	B.B.Bx. .	2337 Hoffman st., Bx. N. B. 1392-1926.
532-26-BZ.....	B.B.B. ...	6802-6804 9th ave., Bklyn. Applic. 5017-1926.
531-26-A.....	F.D. ....	11-27 Ocean pkway., Bklyn. F-89422.
530-26-BZ.....	B.B.Bx. .	1827 Sedgwick ave., Bx. Alt. 185-1926.

## Restored to Calendar.

114-23-A.....	F.D. ....	473-475 Broome st., Man. F-35982.
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## CODE.

.....	Fire Department
.....	Health Department
.....	Bureau of Buildings, Brooklyn
M	Bureau of Buildings, Manhattan
.....	Bureau of Buildings, Queens
R	Bureau of Buildings, Richmond
B.Bx	Bureau of Buildings, Bronx
H.D.	Tenement House Department

## CALL OF CLERK'S CALENDAR.

TUESDAY, JUNE 22, 1926, AT 2 P. M.

1241-25-BZ.  
APPLICANT—Philip J. Sinnott, for David Serota, owner.  
PREMISES—East side of Utica avenue, 265 ft. 5 in. south  
of Farragut road, Brooklyn.

APPLICATION, under section 21 of the building  
resolution,

TO PERMIT in a business district the installation  
maintenance of a gasoline selling station.

6-26-BZ.

APPLICANT—Frederick J. Flynn, for Schinasi  
mercial Corp., owner.

PREMISES—311 West 120th street, Manhattan.

APPLICATION, under sections 7e, 7g and 21 of the  
ing zone resolution,

TO PERMIT in a business district the alteration  
conversion of a factory building to a garage  
the storage of more than five (5) motor v  
(previously denied under section 7e).

221-26-BZ.

APPLICANT—McIntyre & O'Leary, for Essex Sh  
& Co., owner.

PREMISES—940 East 178th street and 1987 Vys  
nue, The Bronx.

APPLICATION, under section 21 of the building  
resolution,

TO PERMIT in a residence district the erectio  
maintenance of a building for business occ  
on the 1st story.

227-26-BZ.

APPLICANT—Schreiber, Collins, Myers and Buch  
135 West 100th Street Corporation, owner.

PREMISES—133-135 West 100th street, Manhattan

APPLICATION, under sections 7e, 7g and 21 of the  
ing zone resolution,

TO PERMIT in a business district the change o  
pancy from a warehouse and garage for fi  
motor vehicles to a garage for the storage o  
than five (5) motor vehicles.

245-26-BZ.

APPLICANT—David Falconer, owner.

PREMISES—183-185 Patterson avenue, Astoria, I  
of Queens.

APPLICATION, under section 7e of the building  
resolution,

TO PERMIT in a business district the alteration  
tension of a garage for the storage of mo  
five (5) motor vehicles.

274-26-BZ.

APPLICANT—John DeHart, for Ida M. Hewitt  
PREMISES—3349-3351 East Tremont avenue, The

APPLICATION, under sections 7a and 21 of the  
ing zone resolution,

TO PERMIT in a business district the alteration  
tension of a garage for the storage of m  
five (5) motor vehicles.

322-26-BZ.

APPLICANT—Philip J. Sinnott, for Ruland  
Corp., owner.

PREMISES—Southeast corner of 233rd street an  
way, The Bronx.

APPLICATION, under section 21 of the build  
resolution,

TO PERMIT in a business district the erect  
maintenance of a garage for the storage  
than five (5) motor vehicles.

344-26-BZ.

APPLICANT—William F. Doyle, for Maple C  
rage, Inc., and Jennie Sorock, owners.

PREMISES—1612-1626 Church avenue, Brookl



# CALENDAR

PLICATION, under section 21 of the building zone resolution,

PERMIT partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.

26-BZ.

PLICANT—John J. Dunnigan, for N. E. 168th Street Corporation, owner.

MISES—2831-2841 Bailey avenue, The Bronx.

PLICATION, under sections 7c and 21 of the building zone resolution,

PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

6-BZ.

PLICANT—William F. Doyle, for Burlington Holding Corp., owner.

MISES—178-186 Parkside avenue, Brooklyn.

PLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district the alteration and extension of a store and factory building.

25-BZ.

PLICANT—Joseph Zicarelli, owner.

MISES—51 West 11th street, Manhattan.

PLICATION, under section 21 of the building zone resolution,

PERMIT in a residence district and "B" area district the erection and maintenance of a rear extension, in excess of more than 40 per cent of the area of the yard required by the zone resolution.

-BZ.

PLICANT—John Messerschmitt, for Owl Sales Service Co., Inc., owner.

MISES—290-292 Eighth avenue, Astoria, Borough of Queens.

PLICATION, under sections 7g and 21 of the building zone resolution,

PERMIT, in a residence district the extension of an existing garage for the storage of more than five (5) motor vehicles.

**JUNE 22, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

-A—82-96 White street, Brooklyn.

-A—283 Rider avenue, The Bronx.

-A—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

-A—Northeast corner of Flushing and Highland avenues, Jamaica, Borough of Queens.

-A—3973 Saxon avenue, The Bronx.

-A—2873 Bainbridge avenue, The Bronx.

-A—619-621 East Fordham road and 2521 Hughes avenue, The Bronx.

-A—North side of Calyer street, 430 ft. west of West street, Bldg. A, and south side of Calyer street, 380 ft. west of West street, Bldg. B, Brooklyn.

-A—231-233 West 18th street, Manhattan.

-A—517 83rd street, Brooklyn.

-A—424-442 Lexington avenue, Manhattan.

-A—1117-1163 Grand street, Brooklyn.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 22, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 230-26-BZ—Application, March 18, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Metropolitan Realty, Inc., owner, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 24-26 East 40th street, Manhattan.

CAL. NO. 326-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of Jacob Lubroth, architect, on behalf of Beardsley Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story; premises 6306-6312 Bay parkway, Brooklyn.

CAL. NO. 101-26-BZ—Application, February 3, 1926, under section 21 of the building zone resolution, of Joseph W. Roth, applicant and owner, to permit in a business district the change of occupancy of a building from a conforming use to an automobile repair shop and also a poultry slaughter house; premises 1575-1583 60th street, northwest corner of 16th avenue, Brooklyn.

CAL. NO. 203-26-BZ—Application, March 10, 1926, under section 21 of the building zone resolution, of Joseph Popkin, applicant, on behalf of Benny Popkin, owner, to permit in a business district the alteration, extension and use of a building as a poultry slaughter house; premises 402 Osborn street, Brooklyn.

CAL. NO. 1322-25-BZ—Application, December 19, 1925, under section 21 of the building zone resolution, of Nathan D. Shapiro, applicant, on behalf of Sarah Rosenberg, owner, Favorite Fur Dyeing and Dressing Corporation, lessee, to permit in a business district the alteration and maintenance of a fur dyeing and dressing factory; premises 394 South 2nd street, Brooklyn.

CAL. NO. 198-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of Hugh Mulligan, applicant, on behalf of 353 Lexington Avenue Corporation, owner, to permit in a residence district the alteration and change



# CALENDAR

of occupancy in part from residence use to business use; premises 349-353 Lexington avenue, southeast corner of East 40th street, Manhattan.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JUNE 22, 1926, 2 P. M.

*Petitions for Variations.*

- 196-26-S—300 ft. east of Bethel avenue and 500 ft. north of S. I. R. R., Tottenville, Borough of Richmond.
- 192-26-S—131 West 24th street, Manhattan.
- 993-25-S—408-410 Broadway, Manhattan.
- 28-25-S—17 East 54th street, Manhattan.
- 964-25-S—1364-1370 Broadway, Manhattan.
- 1131-25-S—135-137 East 12th street, Manhattan.
- 39-26-S—74 Foster avenue, Long Island City, Borough of Queens.
- 93-26-S—1600 Broadway, Manhattan.
- 118-26-S—321-335 Sixth avenue, Manhattan.
- 156-26-S—142 West 32nd street, Manhattan.
- 162-26-S—560-564 DeKalb avenue, Brooklyn.
- 213-26-S—753-755 Lexington avenue, Brooklyn.
- 997-25-S—252-258 West 37th street, Manhattan.
- 1006-25-S—252-258 West 37th street, Manhattan.
- 998-25-S—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.
- 999-25-S—501 Seventh avenue, Manhattan.
- 1000-25-S—501 Seventh avenue, Manhattan.
- 1005-25-S—501 Seventh avenue, Manhattan.
- 27-26-S—22 East 65th street and 750 Madison avenue, Manhattan.
- 150-26-S—22 East 65th street and 750 Madison avenue, Manhattan.
- 1237-25-S—153-159 West 27th street, Manhattan.
- 1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.
- 722-25-S—38 Paynter avenue, L. I. City, Borough of Queens.
- 14-26-S—23 West 32nd street, Manhattan.
- 1230-25-S—424 Broome street, Manhattan.
- 70-18-S—535 West Broadway, Manhattan.
- 1269-25-S—594-598 Eighth avenue and 272 West 39th street Manhattan.
- 256-26-S—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

*Appliances Submitted for Approval.*

- 815-25-SA—New Way Hydrogen Gas Generator Burner, approval of.
- 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.

FRIDAY, JUNE 25, 1926, 10 A. M.

SPECIAL MEETING.

*Rules.*

- 77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

CALL OF CLERK'S CALENDAR  
TUESDAY, JUNE 29, 1926, AT 2 P. M.

*Building Zone Cases.*

- 19-26-BZ.  
APPLICANT—Edward P. Doyle, for William G. man, owner.  
PREMISES—1659-1667 St. Marks avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 239-26-BZ.  
APPLICANT—Robert J. Berran, for Queens Development Company, Inc., owner.  
PREMISES—1890-1900 Gravesend avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, a gasoline service station and a motor vehicle repair shop.
- 250-26-BZ.  
APPLICANT—Gilbert Murtha, owner.  
PREMISES—Southeast corner of Laurel Hill boulevard and 22nd street, Elmhurst, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 272-26-BZ.  
APPLICANT—William F. Regan, for Beardsley Co., owner.  
PREMISES—553-563 Atlantic avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 282-26-BZ.  
APPLICANT—Dora Rosenthal, for Dora Rosenthal and Herbert F. Rosenthal, owners.  
PREMISES—419 10th street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the change of occupancy in part from residence to business.
- 348-26-BZ.  
APPLICANT—Morris Whinston, for Harris Levy, owner.  
PREMISES—2748 White Plains road, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 388-26-BZ.  
APPLICANT—William F. Doyle for Waldman Inc., owner.



# CALENDAR

6-BZ.  
 LICANT—William F. Doyle, for 1375-1383 Broadway Corp., lessec.  
 MISES—1375-1383 Broadway and 121-133 West 37th street, Manhattan.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

6-BZ.  
 LICANT—William F. Doyle, for 1375-1383 Broadway Corp., lessec.  
 MISES—1375-1383 Broadway and 121-133 West 37th street, Manhattan.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a two-times height district the erection and maintenance of the street wall to a height in excess of the limiting height prescribed by the zone resolution.

6-BZ.  
 LICANT—William F. Doyle, for Max Brickner and Herman Zucker, owners.  
 MISES—Northwest corner of Cooper avenue and Fresh Pond road, Ridgewood, Queens.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a gasoline service station.

6-BZ.  
 LICANT—John J. Gilmartin, for Brian G. Hughes, Jr., owner.  
 MISES—East side of Cedar avenue, 93 ft. 11 in. south of west 179th street, The Bronx.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
 LICANT—Harry M. Sushan, for Katinka Petersen, owner.  
 MISES—746 Fourth avenue, Brooklyn.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the extension in height for an additional story of a one-story motor vehicle repair shop.

6-BZ.  
 LICANT—Eugene De Rosa, for Emerdyke Realty Corp., owner.  
 MISES—4915-4923 Broadway, Manhattan.  
 LICATION, under sections 7b and 21 of the building zone resolution,  
 PERMIT the extension from a business district into a residence district of a proposed theatre building.

**JUNE 29, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

-A—South side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens.  
 -A—328-340 Teneyck street, Brooklyn.  
 -A—638 54th street, Brooklyn.  
 -A—473-475 Broome street, Manhattan.  
 -A—596-614 Lenox avenue, Manhattan.  
 -A—100 Review avenue, L. I. City, Borough of Queens.

275-26-A—Southwest corner of Van Alst and Harris avenues, L. I. City, Borough of Queens.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

315-26-A—West side of Mickle place, 125 ft. south of 36th avenue, Bayside, Borough of Queens.

321-26-A—126-134 Stewart avenue, Brooklyn.

347-26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.

356-26-A—28-30 West 38th street, Manhattan.

305-26-A—East side of Southern boulevard, 975 ft. east of 185th street, The Bronx.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 29, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 159-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Albert J. Schwarzer, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cromwell avenue and West 169th street, The Bronx.

CAL. NO. 210-26-BZ—Application, March 12, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter S. Thomson, owner, to permit in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 169th street, The Bronx.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 175-26-BZ—Application, March 1, 1926, under sections 7e and 21 of the building zone resolution, of Joseph Leone, architect, on behalf of Edward H. Litchfield, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-307 5th street, Brooklyn.

CAL. NO. 263-25-BZ—Application, May 18, 1926, under section 21 of the building zone resolution, of Harry Schwartz and William Lipitz, applicants, on behalf of Isotta Motors, Inc., owner, to permit in a business district the maintenance of a motor vehicle repair shop on the first story (previously dismissed); premises 131 West 52nd street, Manhattan.

CAL. NO. 303-26-BZ—Application, April 7, 1926, under sections 7a and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Mary G. Conboy, owner, to permit partly in a resi-



# CALENDAR

dence district and partly in a business district the alteration, extension and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 405-413-423 44th street, northeast corner of Fourth avenue, Brooklyn.

CAL. NO. 332-26-BZ—Application, April 16, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John C. Gaffney, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3617 Bainbridge avenue, The Bronx.

CAL. NO. 346-26-BZ—Application, April 20, 1926, under section 7e of the building zone resolution, of James Kearney, applicant, on behalf of Edward Morrison, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 116-122 West 100th street, Manhattan.

CAL. NO. 595-25-BZ—Application, May 18, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marie Carberry, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises west side of Third avenue, 80.74 ft. south of East 182nd street, The Bronx.

CAL. NO. 820-25-BZ—Application, June 1, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corporation, owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes (reopened on June 1st for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## JUNE 29, 1926, 2 P. M.

### *Petitions for Variations.*

- 1160-25-S—1337 Gates avenue, Brooklyn.
- 258-26-S—243 East 35th street, Manhattan.
- 259-26-S—219-229 West 40th street, Manhattan.
- 265-26-S—29 West 15th street, Manhattan.
- 269-26-S—51-57 West 39th street, Manhattan.
- 270-26-S—509-519 Eighth avenue and 304-306 West 36th street, Manhattan.
- 271-26-S—52 West 21st street, Manhattan.
- 280-26-S—142-144 Clifton place, Brooklyn.
- 310-26-S—63-65 Beekman street, Manhattan.
- 312-26-S—387-393 Fourth avenue, Manhattan.
- 314-26-S—135-139 West 26th street, Manhattan.

- 317-26-S—315-325 West 36th street, Manhattan.
- 320-26-S—91 Canal street, Manhattan.
- 1023-25-S—199-209 Steuben street, Brooklyn.
- 7-26-S—24-26 East 13th street, Manhattan.
- 328-26-S—520-530 Eighth avenue, 267-275 West 36th street and 260-264 West 37th street, Manhattan.
- 1314-25-S—Northwest corner of Sunswick street and Peter avenue, Long Island City, Borough of Queens.

### *Appliances Submitted for Approval.*

- 353-26-SA—Signal Weatherproof Bells, approval of.
- 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.
- 92-23-SA—Surface Combustion Fuel Oil Burner, approval of.
- 1169-23-SA—Warren Fuel Oil Pumps and Heater Sets, approval of.
- 259-25-SA—"Electrol" Automatic Oil Burner, approval of.
- 603-25-SA—Cook Automatic Electric Oil Pump, approval of.
- 887-25-SA—Moussette Oil Burner, approval of.
- 940-25-SA—Doherty Gas Oil Burner, approval of.
- 1032-25-SA—Melco Automatic Oil Burner, Type "A", approval of.
- 1193-25-SA—Paramount Fuel Oil Burner, approval of.

## THURSDAY, JULY 1, 1926, 10 A. M. SPECIAL MEETING.

### *Rules.*

- 598-19-SR—Fuel Oil Rules.
- 217-21-SR—Fuel Oil Rules.

## JULY 6, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 68-25-A—Northeast corner of Schooley place and Fort street, Jamaica, Borough of Queens.
- 1177-25-A—17 East 10th street, Whitestone, Borough of Queens.
- 104-26-A—1501-1505 Shakespeare avenue, The Bronx.
- 266-26-A—35 Suydam street, Brooklyn.
- 277-26-A—South side of Woodward avenue, 165 ft. of Flushing avenue, Maspeth, Borough of Queens.
- 286-26-A—226-228 Wooster street and 215-217 street, Manhattan.
- 304-26-A—219-223 East 44th street, Manhattan.
- 291-26-A—Northwest corner of Baldwin street and Ley street, The Bronx.
- 373-26-A—229-239 Knickerbocker avenue, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of appeals and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 6, 1926, at 10 o'clock, in Room 1013, Municipal Building*, the following matters:

CAL. NO. 290-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Max Kirsch, lessee, to permit in a business district the installation and maintenance of a gasoline station; premises 109 Blake street, Brooklyn.



# CALENDAR

.. NO. 334-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Frank Karp Co., Inc., and Frank-sol Realty Co., Inc., owners, to permit in a residence district extending from a business district the erection and maintenance of an automobile sales-room and service station; premises 690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, The Bronx.

NO. 28-26-BZ—Application, January 11, 1926, under section 21 of the building zone resolution, of Harry Hurwit, architect, on behalf of Mano Realty Corp., owner, to permit the alteration and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 1311 Amsterdam avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

**JULY 6, 1926, 2 P. M.**

*Petitions for Variations.*

- 25-S—11-13 Emerson place, Brooklyn.
- 25-S—17 East 10th street, Whitestone, Borough of Queens.
- 25-S—396-400 South 2nd street, Brooklyn.
- 25-S—56 Myrtle avenue, Brooklyn.
- 25-S—5 Great Jones street, Manhattan.
- 26-S—11-13 Thatford avenue, Brooklyn.
- 26-S—437 Metropolitan avenue, Brooklyn.
- 26-S—915-919 Broadway, Manhattan.
- 26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.
- 26-S—36 West 26th street, Manhattan.
- 26-S—209 Pearl street, Manhattan.
- 26-S—167 West 29th street, Manhattan.
- 26-S—531-535 Eighth avenue, Manhattan.
- 26-S—248-256 West 39th street, Manhattan.
- 26-S—234-242 West 39th street, Manhattan.
- 26-S—118 Madison avenue, Manhattan.

*Appliances Submitted for Approval.*

- 25-SA—Queen Gas Cut-off Valve, approval of.
- 25-SA—Safe Fire Oil Burner, approval of.
- 26-SA—Kork-n-Seal, approval of.
- 26-SA—Grant Oil Burner, approval of.

**JULY 13, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 26-A—57-73 Lincoln road, Brooklyn.
- 26-A—Southwest corner of Woodside and Barnett avenues, Woodside, Borough of Queens.
- 26-A—102-106 Wooster street, Manhattan.
- 26-A—121-123 Greene street, Manhattan.
- 26-A—180-10 93rd street, Jamaica, Borough of Queens.
- 26-A—260-270 Ten Eyck street, Brooklyn.
- 26-A—At Long Island Railroad, 500 ft. south of Locust avenue, Jamaica South, Borough of Queens.
- 26-A—1254-1256 Union street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 13, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

CAL. NO. 333-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, architect, on behalf of Lichtenstein and Bernstein, owners, to permit in a business district the proposed extension of an existing wet wash laundry; premises 1882 Crotona avenue, The Bronx.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**JULY 20, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 335-26-A—31-33 Pine street, Manhattan.
- 357-26-A—140 Nassau street, Manhattan.
- 381-26-A—408 Concord avenue, The Bronx.
- 385-26-A—2598-2604 Atlantic avenue and 88 Sheffield avenue, Brooklyn.
- 386-26-A—8823 Avenue L, Brooklyn.

*Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 20, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**JULY 20, 1926, 2 P. M.**

*Petitions for Variations.*

- 116-26-S—53 Jackson avenue, Long Island City, Borough of Queens.
- 261-26-S—27-29 Broadway and 1-7 Dunham place, Brooklyn.



# CALENDAR

292-26-S—230-232 West 39th street, Manhattan.  
306-26-S—64-70 West 36th street, Manhattan.  
313-26-S—58-64 West 40th street (14th floor), Manhattan.  
316-26-S—17 East 55th street, Manhattan.  
336-26-S—171-177 Varick street and 59-69 Charlton street,  
Manhattan.  
235-26-S—228 East 51st street, Manhattan.  
309-26-S—254-258 West 35th street, Manhattan.  
374-26-S—207 Canal street, Manhattan.  
378-26-S—171 Sixth avenue, Manhattan.  
430-26-S—203 West 38th street, Manhattan.

JULY 27, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1254-25-A—Certificate of approval for combustible mixture  
(Flit).  
1206-25-A—147 Lombardy street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.  
398-26-A—237-239 Madison avenue, Manhattan.  
429-26-A—306-310 West 52nd street, Manhattan.

JULY 27, 1926, 2 P. M.

*Petitions for Variations.*

380-26-S—30 Union square, Manhattan.  
383-26-S—36 West 17th street, Manhattan.  
384-26-S—521-525 Sixth avenue and 103-107 West  
street, Manhattan.  
387-26-S—350 Sixth avenue, Manhattan.  
389-26-S—301-307 Seventh avenue (15th floor), Ma  
tan.  
390-26-S—301-307 Seventh avenue (6th floor), Ma  
tan.  
391-26-S—301-307 Seventh avenue (4th floor), Ma  
tan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, JUNE 15, 1926.

Present: Chairman Walsh, Commissioners Connell, Hol-  
land and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on  
Tuesday morning, June 8, 1926, and the minutes of the  
regular meeting of the board, held on Tuesday afternoon,  
June 8, 1926, were approved as printed in the Bulletin, No.  
24, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

85-26-A.

APPELLANT—Murray Klein, for Thomas Lupo,  
owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—328-340 Ten Eyck street,  
Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Laid over to June 29, 1926, at  
10 a. m.

262-26-A.

APPELLANT—A. J. MacManus, for John Chelkowski,  
owner.

SUBJECT—Appeal from decision of superintendent of  
buildings.

PREMISES AFFECTED—638 54th street, Brooklyn.

APPEARANCES—

For Appellant: Alexander J. MacManus.

ACTION OF BOARD—Laid over to June 29, 1926, at  
10 a. m.

711-25-A.

APPELLANT—Resolute Investing Co., Inc., owner.

SUBJECT—Application for reopening—to withdraw—  
appeal from order of fire commissioner.

PREMISES AFFECTED—657-659 Broadway, Manhat-  
tan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request  
withdraw; appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissi-  
oners Connell, Holland and Guilfoyle and  
Chief Kenlon .....

Negative .....

Absent .....

114-23-A.

APPELLANT—Harry J. Sondheim, for 469 B  
Street, Inc., owner.

SUBJECT—Application for reopening—amendmen  
appeal from order of fire commissioner).

PREMISES AFFECTED—473-475 Broome  
Manhattan.

APPEARANCES—

For Appellant: Harry J. Sondheim.

For Administration: Inspector Carroll  
department.

ACTION OF BOARD—Appeal reopened and  
hearing on June 29, 1926, at 10 a. m.,  
to report of fire prevention bureau.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissi-  
oners Connell, Holland and Guilfoyle  
Chief Kenlon .....

Negative .....

Absent .....

1130-25-A.

APPELLANT—Croker National Fire Prevention  
neering Co., for Chasmore Constructio  
owner.

SUBJECT—Appeal from order of fire commissio  
PREMISES AFFECTED—537-541 East 15th stre  
Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher  
department.

ACTION OF BOARD—Appeal granted on co  
CONDITIONS—As specified in resolution.



# MINUTES

## E VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(1130-25-A)

WHEREAS, the Croker National Fire Prevention Engineering Company, for Chasmore Construction Company, owner, November 4, 1925, an appeal from an order of the commissioner, affecting premises 537-541 East 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 8, 1925, Order No. 85837-F, reads:

"1. Provide a separate and distinct system of *AUTOMATIC SPRINKLERS* throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24th, 1917 \* \* \*";

WHEREAS, the building, situated on the rear of the lot, is fireproof, four stories (41 ft.) in height, 82 ft. by 30 ft. in area; OCCUPIED as a woodworking establishment, 40 persons in entire building; and

WHEREAS, appellant contends that there is no heat in the building; that the building is amply provided with exits; there are city fire hydrants in the immediate vicinity; appellant proposes to provide, on each story, a 40 gallon chemical extinguisher on wheels.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a sprinkler system shall be installed in accordance with the rules in all other respects, and only so long as the building remains in single occupancy.

-A.  
APPELLANT—Express Garage Corp., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—411-413 East 31st street, Manhattan.

## APPEARANCES—

For Appellant: J. V. Waite, Jr.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(171-26-A)

WHEREAS, Express Garage Corporation, lessee, filed, May 27, 1926, an appeal from an order of the fire commissioner, affecting premises 411-413 East 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 5, 1925, No. 31577-LC, reads:

"1. Remove all connection of disused gasoline storage tanks and seal opening.

2. Discontinue the use of 2nd story, rear, west side storage of lumber as shown on approval plan No. 25."

WHEREAS, the premises, divided into two sections by a fore wall, is non-fireproof; Building A being three stories and 28 ft. by 98 ft. in area, and Building B being two stories in height and 47 ft. by 90 ft. in area. OCCUPIED: Building A—1st story, public garage, 1 person; 2nd story, shop and furniture factory, 1 person; 3rd story,

office, 1 person. Building B—1st story, public garage, 1 person; upper stories (excepting the 4th), occupied as a furniture factory, 10 persons per story, the 4th story being occupied as a machine shop, 10 persons; and

WHEREAS, appellant contends, in re: Item 5, that when plan No. 271-25 was submitted to the fire department, due to an error, no furniture occupancy was shown in Building A; but contends that the garage portion of the premises is built of reinforced concrete and is cut off entirely from the rest of the building; in re Item 4, states that when plan No. 271-25 was filed, without authorization, it was stated that the old tanks were defective and were to be sealed; appellant contends, further, that two tanks, each for a different brand of gasoline, are necessary in the conduct of appellant's garage business; and

WHEREAS, a permit has been in force for the same use and occupancy since 1911.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be no vertical openings between the garage area on the 1st story and the structure above, and *on further condition* that all exits required shall be provided and maintained and that all required permits for the installation and maintenance of a gasoline system shall be obtained within sixty days.

217-26-A.

APPELLANT—Ebinger Baking Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—2290 Bedford avenue and 40 Snyder avenue, Brooklyn.

## APPEARANCES—

For Appellant: Walter D. Ebinger.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(217-26-A)

WHEREAS, Ebinger Baking Company, owner, filed, March 13, 1925, an appeal from an order of the fire commissioner, affecting premises 2290 Bedford avenue, 40 Snyder avenue and northwest corner Albemarle road, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 24, 1926, No. 91282-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, two stories (30 ft.) in height above grade; L-shape, having a frontage of 218 ft. 3 in. and a depth of 223 ft.; there being also a non-fireproof one-story portion at center east, 50 ft. by 180 ft. in area; a total area of approximately 31,000 sq. ft.; separated into five approximately equal units by 12 in. brick walls with automatic self-closing fireproof doors on each side of openings therein; OCCUPIED as a bakery, the northeast unit being used as a garage, 40 persons per story; and

WHEREAS, appellant contends that the building is equipped with a 100 per cent sprinkler system, supplied by a 10,000 gallon gravity tank and by three siamese; that a local fire alarm connection is installed; that there is an organized fire brigade instructed in the use of emergency fire



# MINUTES

fighting appliances, and contends, further, that there are several city fire hydrants in the immediate vicinity.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall be equipped throughout with an approved two-source sprinkler system, and that the building as subdivided now shall not be extended nor changed; that all horizontal openings shall be equipped with approved fireproof doors and all exits required by the labor law shall be provided and maintained, and that the building shall not be increased in height nor area.

288-26-A.

APPELLANT—Edward P. Doyle, for Watkins Garage Realty Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—740-748 Whitlock avenue, The Bronx.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(288-26-A)

WHEREAS, Edward P. Doyle, for Watkins Garage Realty Company, owner, filed, April 5, 1926, an appeal from an order of the fire commissioner, affecting premises 740-48 Whitlock avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated February 4, 1926, No. 32952-LC, reads:

"1. Construct 6 in. terra cotta wall with automatic fireproof doors across garage 120 ft. from front wall of garage as shown on approved plan 1117-24."

and

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 170 ft. and 180 ft., irregular, in depth; about 17,000 sq. ft. in area; OCCUPIED as a storage garage, 3 persons; EQUIPPED with a 4 in. standpipe, 3 outlets and sufficient lengths of 2½ in. hose to reach all portions of the floor area; and

WHEREAS, the appellant contends that the building is only one story in height, has less than 24,000 sq. ft. floor area, faces two streets and is easily accessible to firemen.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

294-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Market Managing & Operating Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—440-444 West 13th street and 854-856 Washington street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(294-26-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Market Managing and Operating Company,

Inc., lessee, filed, April 6, 1926, an appeal from an order of the fire commissioner, affecting premises 440-44 West 13th street and 854-56 Washington street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 30, 1925, No. 88570-F, reads:

"1. Provide a separate and distinct system of AUTOMATIC SPRINKLERS throughout building having TWO SOURCES OF WATER SUPPLY, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 1, 1919."

and

WHEREAS, the building is non-fireproof, five stories in height, 84 ft. 6 in. by 52 ft. 6 in., about 5,000 sq. ft., in area; OCCUPIED as a tenant factory; 1st story, stores; 2nd and 3rd stories, manufacture of boxes, total of 15 persons; 4th story, jewelry boxes, 8 persons; 5th story, patterns, 8 persons; and

WHEREAS, the appellant contends that the present occupancy has existed since 1920 without objection; that the lease expires May 1, 1927, the building will then be vacated and put to some other use; that it would mean a large expense and great hardship if compelled to install a sprinkler system under such conditions.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

296-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Realty Improvement Company, owner.

SUBJECT—Appeal from order of fire commissioner affecting premises 329 East 47th street, Borough of Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on conditions specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(296-26-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Realty Improvement Company, owner, filed, April 6, 1926, an appeal from an order of the fire commissioner, affecting premises 329 East 47th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 3, 1926, No. 90266-F, reads:

"1. Provide a non-automatic sprinkler system, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 1, 1919, and in the rules and regulations of the fire department and in connection therewith provide a complete fire alarm complete with Central Office connection."

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 100 ft. 5 in., about 2,500 sq. ft. in area. OCCUPIED: Cellar, storage; 1st story, manufacture of printing inks, 5 persons; 2nd story, makers, 8 persons; 3rd story, sculptors, 5 persons;

WHEREAS, the appellant contends that the cellar is for the storage of ground colors and the 1st story



# MINUTES

manufacture of printers' ink; that no fire hazard exists; furthermore, in case of fire in the cellar, there is a stairway at the rear of cellar, also a stairway from areaway at rear of building, which provide adequate means of exit entrance; and

WHEREAS, there has been a permit in force for the same material and occupancy in the cellar since 1921, and there have been no changes in conditions.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted on condition that there shall be provided and distributed throughout the cellar story not less than eight gallon approved fire extinguishers; that the stair halls and stairway from the cellar to 1st story be enclosed in fireproof construction, with self-closing fireproof doors at each opening; that the stairway at the front of the building to the sidewalk be maintained free, clear and unobstructed.

6-A.  
APPELLANT—John J. Gilmartin, for Thompson & Norris Co., owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—239-259 Gold street, Brooklyn.

APPEARANCES—  
For Appellant: John J. Gilmartin.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## RESOLUTION:

(307-26-A)

WHEREAS, John J. Gilmartin, for Thompson and Norris Co., owner, filed, April 9, 1926, an appeal from an order of the fire commissioner, affecting premises 239-259 Gold street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 25, 1926, No. 91079-F, reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, attics and roofs), placed within main stairway enclosure."

WHEREAS, the building, facing on two street fronts, is fireproof, one story (19 ft.) in height, having a front lot 205 ft. on Gold street and 37 ft. on Concord street, a total area of approximately 17,000 sq. ft., subdivided into two sections of approximately equal area by a terra cotta wall, with one opening therein providing a sliding fire door; OCCUPIED as a paper warehouse for persons; and

WHEREAS, appellant contends that the building is low and amply provided with means of ingress and egress, and proposes to install an additional fireproof door on the side of the openings in the division wall.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted, only so far as it affects the one-story structure on Gold street front, on condition that this building be subdivided by a 12 in. terra cotta wall, provided with not less than two openings, equipped with automatic fire doors on each side of said openings; and on condition that the building shall not be increased in height, area and so long as conditions as to occupancy and use remain substantially unchanged.

## BUILDING ZONE CASES.

1425-24-BZ.

APPLICANT—William F. Doyle, for Charles Milgrim, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board).  
PREMISES AFFECTED—231 West 74th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: Abraham Benidict and Jacob I. Goodstein.

ACTION OF BOARD—Laid over to July 13, 1926, at 10 a. m., on request of applicant (for final disposition).

17-26-BZ.

APPLICANT—William F. Doyle, for John Welz, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—168-90 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: K. K. Klein.

ACTION OF BOARD—Application laid over to July 13, 1926, at 10 a. m., on request of both sides (for final disposition).

263-25-BZ.

APPLICANT—Harry Schwartz and William Lipitz, for Isotta Motors, Inc., owner.

SUBJECT—Application for reconsideration (re: order of superintendent of buildings) to permit the maintenance of a motor vehicle repair shop on the first story.

PREMISES AFFECTED—131 West 52nd street, Manhattan.

APPEARANCES—

For Applicant: David O. Kuh.  
For Opposition: Edward J. Hogarty and A. D. Smith.

ACTION OF BOARD—Laid over to June 29, 1926, at 10 a. m., on request of objectors' representative.

1144-24-BZ.

APPLICANT—John J. Dunnigan, for Thomas Keenan, owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

PREMISES AFFECTED—560-562 11th street, Brooklyn.

APPEARANCES—

For Applicant: John J. Dunnigan and Thomas Keenan.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1  
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon.. 4  
Absent ..... 9



# MINUTES

## THE RESOLUTION:

(1144-24-BZ)

WHEREAS, John J. Dunnigan, for Thomas Keenan, owner, filed, September 18, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 560-562 11th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 11th street is in a residence district; Eighth avenue is in a business district, and that 12th street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 2, 1924, reads (Applic. No. 17815-24):

"Denied. Proposition contrary to the Zone Resolution, Art. II, Sec. 4:

"A garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

209-26-BZ.

APPLICANT—John J. Dunnigan, for Tremont Monterey Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of use of dwellings to business purposes on the first story.

PREMISES AFFECTED—202-206 East Tremont avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(209-26-BZ)

WHEREAS, John J. Dunnigan, for Tremont Monterey Corporation, owner, filed, March 12, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and conversion of use of dwellings to business purposes on the 1st story; premises 202-206 East Tremont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grand boulevard and Concourse is in a residence district and that East Tremont avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered March 11, 1926, reads (Alt. Applic. 68-1926):

"1. Alteration and conversion of dwellings in residence district to be used for business purposes is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground 5 ft. by 110 ft. in area; upon the front portion of which are two three-story frame dwellings; it is proposed to alter the existing frame buildings by extending the 1st story to cover the entire plot (50 ft. by 100 ft.), using the 1st story for three stores and the upper portion of the premises as dwellings; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals do hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as affects the 1st story of these premises for use and occupancy as retail mercantile shops or stores, *on condition* that the entire remainder of the premises shall be restricted to conforming dwelling uses; that any signs erected shall be restricted to the name and title of the business and shall be restricted as to location to the cornices of the store or the plate glass show windows of the store fronts; that all permits required shall be obtained within six months and the work completed within one year from the date of this action.

300-26-BZ.

APPLICANT—S. Stanwood Menken, for 110 West 42nd Street Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be occupied for business purposes.

PREMISES AFFECTED—664 Fifth avenue, Manhattan.

APPEARANCES—

For Applicant: S. Stanwood Menken and Allan Goldhammer.

For Opposition: E. Stratton.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

## THE RESOLUTION:

(300-26-BZ)

WHEREAS, S. Stanwood Menken, for 110 West 42nd Street Corporation, owner, filed, April 7, 1926, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business purposes premises No. 664 Fifth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue is in a business district, and that both 52nd street and 53rd street are in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered March 26, 1926, reads (N. B. 150-26):

"1. Use of part of building extending into a



# MINUTES

dence district should comply with Section 3, Art. II, of the Zone Resolution.”;

WHEREAS, the proposed building is to be of fireproof construction, five stories in height, with a frontage of 25 ft. and a depth of 120 ft.; to be occupied as a building for stores and showroom purposes; and

WHEREAS, the board deemed that applicant was entitled to relief under the provisions of sections 7b and 7c of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the extension from the business to the residence use area shall not exceed 20 ft. in depth and a width of not more than 25 ft.; that the northerly gable wall shall be pierced throughout its entire height and length; that the requirements of the building zone resolution shall be complied with in all other respects; that all permits necessary for the prosecution of the work shall be obtained within six months and the building completed within eighteen months from the date of this action.

23-26-BZ.

APPLICANT—Henry J. Nurick, for Harry Gare, owner. SUBJECT—Application (re: decision of superintendent of buildings), under sections 7a, 7e and 21 of the building zone resolution, to permit in a business district the extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—316-320 Saratoga avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Abraham M. Weinberg.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(13-26-BZ)

WHEREAS, Henry J. Nurick, for Harry Gare, owner, filed, January 5, 1926, an application, under the building zone resolution, to permit in a business district the extension of a garage for the storage of more than five motor vehicles; premises Nos. 316-320 Saratoga avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Saratoga avenue is in a business district; that Bergen street is in a business district, that Dean street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 22, 1925, reads:

“Proposition contrary to the Zone Resolution, Art. 2, Sec. 4-a-15.

“The extension of a garage for more than five motor vehicles in a business district.”;

WHEREAS, the premises consist of a plot of ground 53 by 100 ft. in area; upon the rear portion is located a garage, 15 ft. by 50 ft. in area, and also some frame structures; permission having been granted by the building department to alter these structures into one garage 53 ft. by 50 ft. in area; it is proposed to extend this garage to cover an additional space 30 ft. by 53 ft. in area

between the existing garage and stores on the front of the plot; and

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7a and 7e of the building zone resolution, nor under section 21 on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

233-26-BZ.

APPLICANT—John DeHart, for Morris Katz, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7b of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building (stores).

PREMISES AFFECTED—3361-3371 Westchester avenue, The Bronx.

APPEARANCES—

For Applicant: John De Hart.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(233-26-BZ)

WHEREAS, John De Hart, for Morris Katz, owner, filed, March 19, 1926, an application, under the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building (stores); premises Nos. 3361-3371 Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Westchester avenue is in a business district and that Colonial avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 15, 1926, reads (N. B. 13-26):

“1. Proposed extension of business building from business district into residence district is contrary to provisions of Building Zone Resolution.”;

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 77.97 ft. on Westchester avenue and 104.27 ft. on Colonial avenue; to be occupied as a business building (stores); and

WHEREAS, the board deemed that applicant was entitled to relief under section 7b of the building zone resolution and that it would be an unnecessary hardship to deprive him of the extension requested.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building within the residence area shall not exceed a one-story structure above grade; that the gable walls shall be unpierced throughout their entire height and length; that the store use within the residence use area district shall be restricted to retail mercantile shops or stores in accordance with section 4 of the building zone resolution; that there shall be no signs of any nature or description within the residence area; and that all required permits shall be obtained within six months and the work completed within one year from the date of this action.



# MINUTES

337-26-BZ.

APPLICANT—Arnold Lichtig, for Mosholu Building Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

PREMISES AFFECTED—188-196 Audubon avenue and 550 West 175th street, Manhattan

APPEARANCES—

For Applicant: Arnold Lichtig.

For Opposition: George Strack and William P. Schmitt.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(337-26-BZ)

WHEREAS, Arnold Lichtig, for Mosholu Building Corporation, owner, filed, April 17, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for store occupancy on 1st story; premises Nos. 188-196 Audubon avenue and 550 West 175th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Audubon avenue, West 174th street and West 175th street are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 29, 1926, reads:

"This amendment is disapproved with the following objections repeated:

"1. The proposed building of store is prohibited in a residential district. Zoning Resolution, Art. 2, Paragraph 2. Additional objection due to amendment.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, four stories in height, with a frontage of 145 ft. 8 in. at 1st story, 135 ft. 8 in. above, and a depth of 25 ft.; to be occupied as a building for store occupancy on 1st story and dwellings above; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects the occupancy of the 1st story for the use: conduct of retail mercantile stores, as permitted under section 4 of the building zone resolution, on condition that the entire remainder of the plot shall be restricted to conducting dwelling use of not less than three stories above said store; that the gable wall on the 175th street front shall be finished with face brick and architectural terra cotta or natural stone trimming; that the 175th street front shall be returned on the Audubon avenue front for not less than 16 in.; that the westerly gable walls shall be unpierced for a depth of not less than 44 ft.; that a rear yard for a depth of not less than 6 ft. 6 in., starting 44 ft. southerly from 175th street, shall be maintained open and unincumbered; that any advertising shall be restricted to the glass sides of windows of the stores; that all permits necessary for prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

AREAS FIXED.

(201-26-BZ)

The chairman presented and read a communication from John Messerschmitt, requesting the board to fix the areas deemed affected and within which to obtain consents for extension of an existing garage; premises 290-292 East 17th avenue, Astoria, L. I.

The following area was approved by the board:

Both sides of Eighth avenue from a point 40 ft. north of the proposed garage to a point 100 ft. north of Broadway and also the property at the rear for a distance of 50 ft. each side of the side lot of the premises in question.

(244-26-BZ)

The chairman presented and read a communication from Edward L. Larkin, requesting the board to fix the areas deemed affected and within which to obtain consent for the erection and maintenance of a store and theatre building; premises 285 East 170th street, The Bronx.

The following area was approved by the board:

Both sides of Morris avenue, also both sides of East 17th avenue from a point 100 ft. north of East 17th street to a point 400 ft. north of premises in question.

Adjourned 4 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY AFTERNOON, JUNE 15, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS.

68-25-A.

APPELLANT — Dictograph Products Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northeast corner Schooley place and Beaufort street, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Laid over to July 6, 1926, 10 a. m., on request of appellant's representative.

223-26-A.

APPELLANT—Louis A. Sheinart, for Sophia I. Sheinart, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—3902-3912 14th avenue, Brooklyn.

APPEARANCES—

For Appellant: Louis A. Sheinart.

ACTION OF BOARD—Laid over to June 16, 1926, 10 a. m., on request of appellant.



# MINUTES

26-A.  
APPELLANT—Albert H. Stines, for James V. Scully, owner.  
SUBJECT—Appeal from decision of superintendent of buildings.  
PREMISES AFFECTED—3517 91st street, Jackson Heights, Borough of Queens.  
APPEARANCES—  
For Appellant: Albert H. Stines.  
ACTION OF BOARD—Laid over to June 16, 1926, at 10 a. m., on request of appellant.

20-25-A.  
APPELLANT—Vulcan Rail & Construction Co., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—South side of Grand street, 460 feet west of Garrison avenue (rear building), Maspeth, Borough of Queens.  
APPEARANCES—  
For Appellant: E. H. McCloud.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to June 19, 1926, at 10 a. m., pending report to be submitted by fire department.

4-25-A.  
APPELLANT—A. Spencer Field, for Rose Shapanka, owner.  
SUBJECT—Application for reopening (formerly dismissed for lack of prosecution) (re: appeal from order of fire commissioner).  
PREMISES AFFECTED—307 East 170th street, The Bronx.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to June 22, 1926, at 10 a. m.

5-25-A.  
APPELLANT—A. Spencer Field, for Joseph Sturman, owner.  
SUBJECT—Application for reopening (formerly dismissed for lack of prosecution) (re: appeal from order of fire commissioner).  
PREMISES AFFECTED—309 East 170th street, The Bronx.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to June 22, 1926, at 10 a. m.

6-25-A.  
APPELLANT—A. Spencer Field, for N. Bikopsky, owner.  
SUBJECT—Application for reopening (formerly dismissed for lack of prosecution) (re: appeal from order of fire commissioner).  
PREMISES AFFECTED—313 East 170th street, The Bronx.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to June 22, 1926, at 10 a. m.

7-25-A.  
APPELLANT—A. Spencer Field, for Nathan Kozlow, owner.  
SUBJECT—Application for reopening (formerly dismissed for lack of prosecution) (re: appeal from order of fire commissioner).  
PREMISES AFFECTED—317 East 170th street, The Bronx.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to June 22, 1926, at 10 a. m.

1111-25-A.  
APPELLANT—Industrial Automatic Sprinkler Company, for Abraham & Straus, owners.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—50-58 Boerum place and 209-233 State street, Brooklyn.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .....	4
Negative .....	0
Absent: Commissioner Guilfoyle.....	1

## THE RESOLUTION:

(1111-25-A)

WHEREAS, Industrial Automatic Sprinkler Co., for Abraham & Straus, owner, filed, October 28, 1925, an appeal from the decision of the fire commissioner, affecting premises Nos. 50-58 Boerum place and 209-233 State street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner reads: "1. No more than 400 heads are allowed on one dry pipe valve.";

and

WHEREAS, the building is non-fireproof, four stories in height, 90 ft. by 160 ft. (approximately 15,000 sq. ft.) in area; OCCUPIED as a furniture warehouse, 10 persons in the entire premises; and

WHEREAS, appellant proposes to install a standard two-source automatic sprinkler system with two dry pipe valves and an "accelerator" and with 697 and 564 heads, respectively, on the lines, and contends that the "accelerator" reduces the time of tripping of an air valve 90 per cent.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the increase in number of heads shall not exceed 25 per cent of that allowed by the existing sprinkler rules controlling dry pipe valves equipment; and that this sprinkler installation shall comply with the rules in all other respects.

224-26-A.  
APPELLANT—Warren & Wetmore, for Gould Realty Co., owner.  
SUBJECT—Appeal from decision of superintendent of buildings.  
PREMISES AFFECTED—689-691 Fifth avenue and 1 East 54th street, Manhattan.  
APPEARANCES—  
for Appellant: Julian Holland.  
ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(224-26-A)

WHEREAS, Warren & Wetmore, for Gould Realty Co., owner, filed, March 17, 1926, an appeal from a decision of the superintendent of buildings, affecting premises Nos. 689-691 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 3, 1926, reads (N. B. Applic. No. 435-25):

"This amendment is disapproved with the following objection due to amendment:



# MINUTES

"22. All finished wood floors must be fireproofed wood as per Section 356 of Code.";

and WHEREAS, the proposed building is to be of fireproof construction, 14 stories in height, 50 ft. 5 in. by 125 ft. in area; to be occupied as offices and showrooms; and

WHEREAS, the appellant proposes to use hardwood flooring only in the tuning rooms of basement and in the tone demonstration rooms on the 3rd and 4th stories; no corridors, toilets or stairs included; the appellant contends that hardwood floors are a practical necessity where heavy pianos are constantly being wheeled about; that the hardwood flooring will be laid in asphalt directly on the concrete floor construction.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as to the floor finish of the tone demonstrating rooms on the 3rd and 4th stories and the tuning room in the basement, *on condition* that the wood surface incorporated in these rooms shall be of wood blocks, approximately 2½ in. thick, laid on edge in mastic cement, additional to the cement-finished floor, as required by the building code; and that the finished floors throughout the remainder of the building shall be constructed in compliance with the building code.

## BUILDING ZONE CASES.

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsh Building Co., Inc.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for a business occupancy on the first story.

PREMISES AFFECTED—8502-8512 Bay parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Henry Pearlman's office representative.

ACTION OF BOARD—Laid over to June 29, 1926, at 10 a. m., on request of both sides.

182-26-BZ.

APPLICANT—Richards, Smyth & Conway, for Charles H. Ohlau, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—386 Euclid avenue, Brooklyn.

APPEARANCES—

For Applicant: Albert Conway.

For Opposition: Mrs. McCue, J. C. Jackson and Peter A. McArdle.

ACTION OF BOARD—Laid over to July 20, 1926, at 10 a. m., on request of applicant.

135-26-BZ.

APPLICANT—Livingston & Livingston, for Isaac Mintzer, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—528-544 Lefferts avenue, Brooklyn.

## APPEARANCES—

For Applicant: None.

For Opposition: Philip J. Sinnott.

ACTION OF BOARD—Laid over to June 16, 1926, at 10 a. m., on request of opposition.

25-26-BZ.

APPLICANT—Magnuson and Kleinart, for Squillacci Torre, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—571-583 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Ph. J. Sinnott.

ACTION OF BOARD—Laid over to June 16, 1926, at 10 a. m., on request of opposition.

1335-25-BZ.

APPLICANT—Victor Mayper, for 915 Westchester avenue Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Westchester avenue, Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on ten request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ....

Negative .....

Absent: Chief Kenlon .....

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Green owner.

SUBJECT—Application (re: decision of tenement commissioner), under sections 7c and 21 of the building zone resolution, to permit in an "F" district extending from a "C" area district the erection and maintenance of a tenement house on the area of lot occupied, yard and courts designated as required by the zone resolution for a "C" district.

PREMISES AFFECTED—Southwest corner of 10th parkway and Ruth place, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: George C. Buechner, Edward Marsch, Alfred J. Ball, Alderman James Murtha.

ACTION OF BOARD—Motion to grant on condition denied and motion to reconsider laid over to June 16, 1926, at 10 a. m., for full vote of the board.

THE VOTE TO GRANT ON CONDITION—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Absent: Chief Kenlon .....

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell and Holland .....

Negative: Commissioner Guilfoyle .....

Absent: Chief Kenlon .....



# MINUTES

5-26-BZ.

APPLICANT—William F. Doyle, for Benj. Sobol, owner.  
SUBJECT—Application (re: decision of fire commissioner), under sections 21 and 7a of the building zone resolution, to permit in a business district the extension and enlargement of an existing gasoline service station.

PREMISES AFFECTED—Southeast corner of East 168th street and Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: D. Hollander, Bertha Friedman.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(95-26-BZ)

WHEREAS, William F. Doyle, for Benj. Sobol, owner, filed, January 1, 1926, an application, under the building zone resolution, to permit in a business district the extension and enlargement of an existing gasoline service station; premises, southeast corner of East 168th street and Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 168th street, Jerome avenue and River avenue are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 28, 1926, Applic. 29-1926, reads: "1. The extension of a gasoline system beyond that previously permitted in a business district, is denied. Appeal may be taken to the Board of Appeals.";

WHEREAS, it is proposed to bury six gasoline tanks, 550 gallons each, and erect six new pumps, in addition to a new building, one story in height, 25 ft. by 15 ft. in area; entire premises to be occupied as a gasoline service station; and

WHEREAS, the board deemed that the applicant was entitled to the variation under sections 21 and 7a of the building zone resolution on the ground that the proposed extension is incidental to the gasoline station existing on part of the plot so used prior to the amendment of the zone resolution prohibiting gas stations.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that application be and it hereby is granted on condition that any additional pumps installed shall be located on the rear avenue frontage; and that all permits required shall be obtained within six months and any work involved thereon shall be completed within one year from the date of action.

6-BZ.

APPLICANT—Edward P. Doyle, for Lever & Sidway, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a business district extending from an unrestricted district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—253-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Francis J. Kuerzi, James N. Buttery.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(146-26-BZ)

WHEREAS, Edward P. Doyle, for Lever & Sidway, Inc., owner, filed, February 19, 1926, an application, under the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 235-263 Nagle avenue, 500-508 West 204th street and 3814 Tenth avenue, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nagle avenue and West 204th street are both business districts, and Tenth avenue is business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 6, 1926, N. B. 46-1926, reads:

"Disapproved with following objection:

"1. Garage for more than five motor vehicles is not a lawful use in a business district. Sec. 4 of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 150 ft. 6 in. on Nagle avenue and 126 ft. 3 5/8 in. on West 204th street, and an irregular depth; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to the variation under section 7c of the building zone resolution, for the reason that only a small triangular gore of one leg of the plot at the rear lies in the unrestricted district.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

151-26-BZ.

APPLICANT—Tengis Realty Company, Inc., owner.

SUBJECT—Application (re: order of the superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a residence district the change of occupancy of the basement and 1st story from residence use to a business use.

PREMISES AFFECTED—81 West 118th street, Manhattan.

APPEARANCES—

For Applicant: Siegfried Moisseiss.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(151-26-BZ)

WHEREAS, Tengis Realty Company, owner, filed, February 23, 1926 an application, under the building zone reso-



# MINUTES

lution, to permit in a residence district the change of occupancy of the basement and 1st floor from residence use to a business use; premises No. 81 West 118th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 118th street and West 119th street are in a residence and that Lenox avenue is in a business district; and

WHEREAS, the order of the superintendent of buildings (Order No. 2226-1925), rendered May 12, 1925, reads:

"In that of occupying basement and 1st floor for business purposes. Contrary to certificate of occupancy 3114.

"You are hereby directed to discontinue the said use of the above described building until a certificate of occupancy has been issued by the Superintendent of Buildings.";

and

WHEREAS, the existing building is of non-fireproof construction, three stories and basement in height, with a frontage of 20 ft. and a depth of 56 ft. Occupied: Basement and 1st story, stores; upper stories, dwelling; and

WHEREAS, applicant claims he was the victim of circumstances, inasmuch as at the time he purchased the property he had a search made by the Title Guaranty Co. and no violations were found against the property, although the structure as it is today was in existence at time of his purchase; the board deemed applicant is entitled to relief under section 21.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the front portion of the basement, street grade story, on condition that the entire remainder of the premises shall be restricted to conforming dwelling uses, and that the use of the basement story shall be restricted to offices or retail mercantile store; that any permits required shall be obtained within sixty days and any work involved thereby shall be completed within ninety days from the date of this action.

285-26-BZ.

APPLICANT—Abraham H. Schwartz, for Homack Construction Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store and theatre purposes.

PREMISES AFFECTED—12 to 24 East Roosevelt avenue, Corona, Borough of Queens.

APPEARANCES—

For Applicant: A. A. Hovell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

## THE RESOLUTION:

(285-26-BZ)

WHEREAS, Abraham H. Schwartz, for Homack Construction Corp., owner, filed, April 5, 1926, an application under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building for store and theatre purposes; premises Nos. 12-24 East Roosevelt avenue, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Roosevelt avenue is a business district, and that both Lake (41st avenue) street and Alburdis (104th street) avenue are in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered January 5, 1926, reads (Applic. 24010/25):

"The erection of business building (theatre stores) extending into a residence district is contrary to the Building Zone Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, three stories in height, with a frontage of 150 ft. and a depth of 140 ft.; to be occupied as building for store and theatre purposes; and

WHEREAS, no objections were filed, nor presented at a public hearing; applicant filed consents of the only immediately affected property owners, and fifty property owners in the immediate vicinity and abutting and adjoining were presented in support of variation; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the gable walls on the lot line shall be unpainted throughout their entire height and length; that the exterior face of the building on the Lake street front and the proposed returns of all courts on the Lake street front shall be finished with face brick with architectural terra cotta or stone trimmings; that there shall be no door on the Lake street front other than emergency exit required under article 25 of the building code; that the business use shall be restricted to the Roosevelt business front; that the building shall comply with the requirements of the building zone resolution in all respects; and that all permits necessary shall be obtained within nine months and the building completed within ten months from the date of this action.

Adjourned 6 p. m.

WILLIAM J. O'GORMAN, Secretary

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING.

WEDNESDAY MORNING, JUNE 16, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### APPEALS FROM ADMINISTRATIVE ORDERS.

69-26-A.  
APPELLANT—Louis A. Sheinart, for Sophia Heiligman, owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—3902-3912 14th avenue, Brooklyn.

### APPEARANCES—

For Appellant: Louis A. Sheinart.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland and Deputy Fire Chief Martin ..... 4

Absent ..... 0

### THE RESOLUTION:

(223-26-A)

WHEREAS, Louis A. Sheinart, for Sophia Heiligman, owner, filed, March 17, 1926, an appeal from an order of the fire commissioner, affecting premises 3902-12 14th avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, No. 2514- reads:

"With reference to your application, Feb. 27th, 1926, for a permit at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Section 151, Chapter 10, Code of Ordinances, N. Y., provides that no permit for a storage garage shall be issued for any building, shed or enclosure where dry goods or other highly inflammable materials are manufactured or kept for sale.

"You are therefore ordered to remove all gasoline from the underground storage tank—remove the gasoline delivery pump, permanently close and seal the inlet and outlet opening of the said storage tank and discontinue the use of said premises as a storage garage."

WHEREAS, the building is non-fireproof, two stories in height, 40 ft. by 95 ft. 2 in. in area. OCCUPIED: 1st story, public garage, 5 persons; 2nd story, manufacture of ladies' dresses, 25 persons; and

WHEREAS, the appellant contends that the building has been occupied in the same way since 1920, under a certificate of occupancy, No. 5310 of 1920, issued by the superintendent of buildings, a copy of which is filed in the file; furthermore, the ceiling of 1st floor, also both sides of airway enclosure, extending from 1st story to roof, is covered with wire lath and 3/4 in. cement plaster; there is also a fire escape balcony at 2nd story on 39th street front with a counterbalanced stairs to street.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

A.

APPELLANT—Albert H. Stines, for James V. Scully, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—3517 91st street, Jackson Heights, Borough of Queens.

### APPEARANCES—

For Appellant: Albert H. Stines and Mrs. James V. Scully.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle ..... 3

Negative: Commissioner Connell and Deputy Fire Chief Martin ..... 2

Absent ..... 0

### THE RESOLUTION:

(69-26-A)

WHEREAS, Albert H. Stines, for James V. Scully, owner, filed, January 26, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 3517 91st street, Jackson Heights, Borough of Queens; and

WHEREAS, the decision of the superintendent of buildings, dated January 18, 1926, reads:

"Replying to your communication of May 19, 1925, I wish to advise that an examination of the premises indicates that your building is of frame construction, more than 20 feet high. It cannot therefore be used as a sanatorium. The building code requires that a building to be used as a sanatorium must be of fireproof construction."

and

WHEREAS, the building is of wood frame construction, covered with cement stucco on expanded metal lath, two stories and attic (27 ft. 10 in.) in height, 22 ft. by 62 ft. in area; OCCUPIED on the 2nd story as a sanatorium for six patients, the remainder of the premises being used as living quarters for owner and nurses; and

WHEREAS, appellant contends that the 2nd story of the premises, which is 12 ft. 10 in. above the curb level, is the only part of the building wherein patients will be received and treated.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

### BUILDING ZONE CASES.

APPLICANT—William F. Doyle, for Hyman Greenberg, owner.

SUBJECT—Application (re: decision of tenement house commissioner), under sections 7c and 21 of the building zone resolution, to permit in an "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district.

PREMISES AFFECTED—Southwest corner of Forest parkway and Ruth place, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Edwin C. Morsch, George C. Buechner.

ACTION OF BOARD—Application denied without prejudice to legal status of permit in force prior to amendment of the building zone resolution in May, 1925.

### THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin ..... 4

Negative: Commissioner Guilfoyle ..... 1

Absent ..... 0

### THE VOTE TO DENY WITHOUT PREJUDICE TO LEGAL STATUS OF FORMER PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative: Deputy Fire Chief Martin ..... 1

Absent ..... 0



# MINUTES

## THE RESOLUTION:

(199-26-BZ)

WHEREAS, William F. Doyle, for Hyman Greenberg, owner, filed, March 9, 1926, an application, under the building zone resolution, to permit in an "F" area district, extending from a "C" area district, the erection and maintenance of a tenement house with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district; premises southwest corner of Forest parkway and Ruth place, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, June 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Forest parkway, "F" area district, extending to a line 100 ft. east and west; 95th drive (Ruth place), "C" area district, extending westerly from a line 100 ft. west of Forest parkway, are in a residence use district; and

WHEREAS, the decision of the tenement house commissioner, rendered February 2, 1926, reads (N. B. 93-1925):

"4. As area of this district has been changed from a "C" to an "F" district and proposed building does not comply with all the requirements of the Zone Law.";

and

WHEREAS, the proposed building is of non-fireproof construction, six stories in height, with a frontage of 151.08 ft. and a depth of 100.06 ft. and 157.9 ft., irregular; to be occupied as a tenement house with the area of lot occupied; yard and courts designed as required by the zone resolution for a "C" area district; and

WHEREAS, the plot in which the proposed building is to be erected was originally located in a "C" area district and plans were filed in the bureau of buildings and tenement house department for a four-story tenement to be erected in conformity to the "C" area district requirement, and after the plans were approved the district in which the plot is located was changed to an "F" area district, and an amendment was then made to plans to permit an additional two stories, which plans were disapproved; and

WHEREAS, this application was denied by the board at its meeting June 15, 1926, and reopened by vote of the board; and

WHEREAS, the board deemed it advisable to deny the application without prejudice to any legal permit in force prior to the adoption of the amendment to the zone resolution by the board of estimate and apportionment on May 22nd, affecting these premises.

*Resolved*, that the decision of the tenement house commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

135-26-BZ.

APPLICANT—Livingston & Livingston, for Isaac Mintzer, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—528-544 Lefferts avenue, Brooklyn.

APPEARANCES—

For Applicant: George L. Livingston, Jacob H. Livingston.

For Opposition: Phillip J. Sinnott, Rose Benedetto.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland and Deputy Fire Chief Martin .....

Absent .....

## THE RESOLUTION:

(135-26-BZ)

WHEREAS, Livingston & Livingston, for Isaac Mintzer, owner, filed, February 16, 1926, an application, under building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 528-544 Lefferts avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, June 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lefferts avenue is in a residence district; that Kingston avenue is in a business district; and that East New York avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 29, 1926, reads (Applic. No. 135-26-BZ):

"Proposition contrary to the Zone Resolution, 2, Sec. 4-15 and Sec. 3.

"The erection of a garage for more than five motor vehicles partly in a business district but principally in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, section 7, subdivision E, does not apply in appeal, and the board deemed that applicant was not entitled to the variation under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

25-26-BZ.

APPLICANT—Magnuson & Kleinert, for Squillace, Torre, owners.

SUBJECT—Application (re: superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—571-583 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: G. Galiani, Philip J. Sinnott, Benedetto.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....

Negative: Chairman Walsh, Commissioners Connell and Holland .....

Not Voting: Deputy Fire Chief Martin .....

Absent .....

## THE RESOLUTION:

(25-26-BZ)

WHEREAS, Magnuson & Kleinert, for Squillace, Torre, owner, filed, January 9, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 571-583 East New York avenue, Borough of Brooklyn; and



# MINUTES

WHEREAS, a public hearing was held on this application of the board of standards and appeals, at its special meeting of June 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East New York avenue is in a business district; that Lefferts avenue is in a residence district, and that Kingston avenue is in a business district;

WHEREAS, the decision of the superintendent of buildings rendered October 22, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. I, Sec. 4-a-15.

"The erection of a public garage for more than five motor vehicles in a business district."

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 120 ft. and a depth of 90 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to the variation under section 7e of the building zone resolution on the ground of practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

## RULES

### FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

#### DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly evacuation of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest means of exit—and the use of fire appliances which may be provided for the extinguishing or retarding of fire for the safeguarding of human life.

1. In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to section 279 and in any other building in which the Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such reliable and dependable persons, male or female, who will efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

#### FIRE DRILL ORGANIZATION.

Person of concern .....  
Floor No. .... Story .....

#### FOREMAN OR PERSON IN CHARGE

..... Substitute .....

#### WATCHMAN

.....  
.....

#### MALE SEARCHER

.....

#### FEMALE SEARCHER

.....

#### STREET ALARM BOX RUNNER

.....

#### FIRE BRIGADE

.....  
.....  
.....

#### EXIT GUARDS

Exit.....  
".....  
".....  
".....  
".....  
".....

#### SQUAD MONITORS

Squad No. 1.....  
" " 2.....  
" " 3.....  
" " 4.....  
" " 5.....  
" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The



# RULES

## RULES FOR THE CONSTRUCTION AND INSTALLATION OF GAS SHUT-OFF VALVES, ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, JANUARY 11, 1924.

RULES FOR GAS SHUT-OFF VALVES TO COMPLY WITH ORDINANCE AMENDING ARTICLE 2 OF CHAPTER 12 OF THE CODE OF ORDINANCES, RELATING TO CONTROL OF GAS IN CERTAIN BUILDINGS IN CASE OF FIRE.

1. Gas shut-off valves and accessory appliances shall include valves approved as such by the Bureau of Standards, Washington, D. C., by the Underwriters' Laboratories, Inc., Chicago, Ill., by the Associated Factory Mutual Laboratories of Boston, or other recognized standard laboratory; and all valves shall be approved and meet the test prescribed by the Board of Standards and Appeals.

2. Gas shut-off valves shall be installed only by corporations, firms or individuals who shall furnish evidence of their qualifications under the Code of Ordinances, to the Fire Commissioner or the Tenement House Commissioner in their respective jurisdictions.

3. Such corporations, firms, or individuals shall maintain a Service Station which shall be in direct communication with the Fire Department by telephone or telegraph. Location of service station and means of communication shall be on file with the Fire Commissioner, in order that the Fire Department may insure immediate service when the gas is turned off by the members of the Fire Department or from any other cause.

The Fire Department shall have exclusive use of gas shut-off valves to be operated in the event of fire or other emergencies.

4. All gas shut-off valves to be installed must be made of the best quality of standard materials.

### Protection of Valves:

5. The gas shut-off control shall be protected by a suitable, approved metal box, placed on the exterior of the building, which shall be connected, through a rigid metal conduit, by a cable, with the valve body placed on the gas intake where the gas pipe enters the building, and as near as practicable to the inside face of the wall, before reaching the meters. The lock for securing box on outside wall of building shall be operative only by a Fire Department inner box key by members of the Fire Department.

6. All valve bodies shall be made of brass or bronze. If a spring is used to actuate a valve in conjunction with the fusible link, it shall be of the best quality phosphor bronze.

7. The internal mechanism which acts to shut off the gas shall be securely connected with the external mechanism by a direct mechanical connection, made gas tight, where it passes through the valve body, by a stuffing box filled with soft, well-lubricated packing, in accordance with recognized standard practice.

### Installation:

8. The valve shall be so installed as to be conspicuously displayed and readily inspected and reset by authorized persons.

Valves shall be located so that condensation will not accumulate in the valves; and shall be installed so that gas will flow through the valve in direction indicated on it.

9. Valves shall be secured in piping by threaded connections or companion flanges. Combustible packing or sheet lead shall not be used between flanges.

10. The gas main at both ends of the valve must be rigid and secure to withstand the pull from the control handle. Additional non-combustible brackets or hangers must be provided, if necessary, to secure and maintain rigid installation.

11. The valve shall be enclosed in a substantial, perforated metal case, conspicuously exposed, painted red, protected by standard lock acceptable to the Fire Prevention Bureau, and shall indicate the name, telephone number and address of installer, to insure prompt service to property owner.

12. Casing of the valve on gas intake shall be kept locked to protect valve from interference and make it accessible only to authorized persons. Perforations, to allow circulation of air around fusible link, shall be provided and so arranged as to prevent tampering with valve when casing is locked.

### Control Box:

13. The control handle for the manual closing of the valve shall be in a locked metal control box having a cast iron cover conspicuously labeled with raised letter painted red.

14. On the outside of the cover or the inside of the control box, in raised or stamped letters, or on a securely fastened metal plate, shall be displayed concise operating directions, together with the name, initials or registered trademark of the manufacturer.

15. The control box must be placed as nearly vertically above the point where the gas main enters the premises as is practicable, when this does not involve excessive length of cable and extra turns, and at a height above the sidewalk or grade, of not less than two (2) feet and not more than five (5) feet. Without special permission, the control box shall not be placed or mounted on basement window frames, or directly above basement windows or other openings, nor shall it be located behind doors or other obstructions which would prevent the Fire Department from having easy access to it.

16. Control boxes must be securely and permanently fastened. Whenever possible, they shall be fastened to non-combustible wall, pillar or column. They shall be secured by not less than two 3/16 inch bolts or their equivalent. Unless the building is so constructed that the control box must unavoidably be secured to a wood part, the use of wood screws is not permitted for supporting countersunk control boxes; lag bolts shall be used. When the walls are of masonry or concrete through bolts, expansion bolts or toggle bolts shall be used. All fastenings must be arranged so that they cannot be loosened except from inside opening of the control box.

17. Control boxes may be set or recessed into the wall to a depth not greater than the depth of the box so that the cover is flush with the face of the wall. Control boxes may be mounted directly on the surface of the wall.

18. The control box shall be located on the outside of the building wall, facing the street, whenever possible. When the control box is installed on an alley face of building, or in a similar place where the control box is subject to injury from passing vehicles, etc., the control box must be thoroughly protected. This may be done by having the control box recessed, marked by waterproof red paint ring and waterproof white paint ring on wall, or, when such protection is not available, protected by heavy iron channels or angles secured to the wall through bolts, expansion bolts, or toggle bolts.

### Control Handles:

19. Control handles shall be of standard construction arranged to fit the control boxes so that they may be locked without difficulty, and cable connections shall be securely made in an approved manner, according to design of the handle.



# RULES

ble:

20. The connection between the valve and control handle shall be as direct as practicable, and shall consist of a single piece of stranded phosphor bronze cable not less than 3/32 inch in diameter. No splices in the cable shall be permitted.

21. It is essential that cable connections to valve and handle be securely made according to the design in each case. The cable may be slightly annealed for making joints, and, when cutting the cable, it should be taped and protected through the tape, or a small amount of solder applied where it is to be cut, so as to prevent frayed end.

Conduit:

22. The control cable for the shut-off valve shall be run in galvanized wrought iron or steel pipe or other standard approved conduit not less than 1/2 inch in diameter. The pipe or conduit line must be water-tight and continuous from the casing enclosing the operating mechanism of the valve to the control box on outside of building. The cable shall not be exposed at any point in its length.

23. All ends of pipe or conduit, not only at valve and control box terminals, but in the run of the piping, shall be carefully reamed so as to remove burrs and fins caused by cutting-off tools, which would interfere with the movement of the cable in the run, or cut, or wear the cable. Connections should not be employed in making joints.

24. Pipe or conduit must be rigidly and permanently secured in position. Pipe straps and hangers of standard type may be employed for this purpose. In every case supports must be provided at points sufficiently numerous to prevent sagging. Pipe straps (if used) must be of metal of sufficient thickness to insure a permanent fastening and must be thoroughly coated to prevent corrosion.

Bends and Offsets:

25. Bends of small radius or through much of an arc, produce possibilities of binding of the cable or of an appreciable friction resisting the pull of the cable; therefore, approved roller fittings shall be required wherever the pipe or conduit is bent to a radius of less than 4 feet, or wherever the bend is through an arc exceeding 90 degrees, except as outlined for offsets.

26. When connections to control boxes are made from below, it is frequently necessary to make an offset in the conduit to avoid a water table or other part of a building.

27. One offset of not more than 2 inches will be permitted for each installation at such points. The bends in the pipe forming the offsets must be carefully made to avoid cracking the enamel or galvanized coating, or the weakening or cracking of the pipe or conduit. The amount of offset shall not exceed 2 inches and the length of the offset shall not be less than five times the amount of the offset. For example, a 2-inch offset must be at least 10 inches long. Single offsets only shall be permitted. Multiple offsets are not acceptable.

Roller Fittings:

28. For turns in the conduit greater than those mentioned above, approved roller fittings shall be used. No roller fittings turning more than 90 degrees from a straight line shall be used.

Automatic Control:

29. The fusible link which controls actuation of the valve in the event of direct heat, shall melt at not less than 225 degrees F and shall be so arranged as to in no way interfere with the manual means of shutting off the gas which is controlled by the handle in box placed on the face of the building. Only approved fusible links shall be used. Automatic control shall in no way depend upon electric current in its operation.

## Production Tests at Factory:

29. Valves must be tight under the following tests:

(a) Valves shall be mounted in the position in which they are designed to operate. Normal city gas pressure or equivalent air pressure shall be applied to the inlet side and the valve shall completely shut off the gas or air when closed as in normal operation.

(b) To determine whether the valve shuts off tightly under this test, a tube shall be connected with the outlet side of the valve and the outer end of the tube shall be immersed in water to a depth not exceeding one (1) inch, indicating leakage by bubbles rising through the water from the end of this tube.

(c) Valves, after this test, shall be capable of shutting off ten (10) pounds air pressure applied to the inlet side: to determine whether the valve is tight, the test procedure shall be as indicated in the preceding test.

(d) Valve bodies shall be strong enough to withstand, without leakage, one hundred (100) pounds pressure applied from either end with the other end closed. In this test the entire valve, including the stuffing box, shall be completely immersed in water, so that leakage will be indicated by bubbles rising through the water.

(e) The fusible link connections of each valve shall be carefully tested to avoid prematurely operating the gas shut-off valve through vibration or concussion. The construction of the fusible link connections shall be so designed and made that the automatic feature will not operate through vibration or concussion.

(f) The entire process of manufacture of the valves shall be subject to inspection and review and each valve shall be tested at the factory by a recognized laboratory or agency with facilities for making the test prescribed by the Board of Standards and Appeals, and each valve must bear satisfactory evidence that it has been so tested.

(g) Manufacturers of gas shut-off valves must submit the name or names of said laboratories or agencies to the Fire Commissioner or the Tenement House Commissioner, in their respective jurisdictions, with satisfactory evidence of their ability and facilities to properly carry out said tests.

(h) Valves and operating mechanism shall be so designed and constructed that they will withstand deteriorating effects or corrosion, as evidenced by operating tests.

## Installation and Inspection Tests:

30. a. After shut-off valve is installed, it shall be set and operated to determine that proper closure is secured by operating the control handle. Particular care should be taken to observe that when operating the control handle, no part of the cable or of its attachment to the valve interferes in any way with the positive closure of the valve.

b. After the above test, all gas outlets in the building must be inspected to insure their being closed before the valve shall be set and the gas turned on. Valve and connections shall also be tested for leaks by applying a solution of soap and water to all parts, including connections to gas piping.

c. After the valve has been used to shut off gas, it shall be reset only by authorized corporations, firms or individuals, or by members of the Fire Department.

d. Operating and installation corporations, firms or individuals responsible for the installation of the gas shut-off valves shall permanently maintain properly equipped service stations in each of the boroughs where they install valves.

Gas shut-off valves and installations shall be inspected at least once a year by members of the Fire Department or the Tenement House Department, in their respective jurisdictions, or by corporations, firms or individuals authorized to install gas shut-off valves, as determined by the Fire Commissioner or the Tenement House Commissioner, in their respective jurisdictions.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO RULES GOVERNING FIRE EXTINGUISHING APPLIANCES— SPRINKLER SYSTEMS.

[77-25-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, June 25, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Rules for Fire Extinguishing Appliances, Sprinkler Rules.

Matter in brackets [ ] to be omitted. Matter in italics is new.

*General Requirements.* The rules contained herein cover the general details of a sprinkler equipment only. Before an equipment is installed or before a present equipment is remodeled, complete working plans should be submitted for approval to Fire Department.

These plans shall be drawn to an indicated scale; give correct address and points of compass; show sectional elevations of the building; and the essential features of the construction, viz., size, location and direction of joists, timbers or other structural members. They shall also indicate the location and size of water supplies, connecting pipes, feed mains and risers, gate, check, alarm and dry-pipe valves, as well as the location, spacing, number and type of sprinklers.

Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3), shall be filed for final approval of the Fire Commissioner. A certified copy of the approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If a standpipe (fire line) equipment is provided throughout the building, the plans shall include a note to that effect.

When entirely completed in accordance with the approved plans and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the sprinkler equipment is approved the applicant will be so advised in writing by the Bureau of Fire Prevention.

All sprinkler equipments shall be installed in a thoroughly workmanlike manner.

Rule 1. Definition of Automatic Extinguisher Systems. Automatic extinguisher systems shall consist of a system of piping connected to one or more acceptable sources of water supply, or other extinguishing medium, provided with distributing devices so arranged and located as to discharge and diffuse automatically under the action of heat an effective stream or spray over every part of the interior of the building area in which a fire may start or to which it may be communicated.

Rule 2. Classification of Sprinkler Systems. For the purpose of these rules, sprinkler systems shall be classified as:

(a) Automatic Wet Pipe Systems, in which all pipes and sprinkler heads are at all times filled with water;

(b) Automatic Dry Pipe Systems, in which the pipes and sprinkler heads are filled with air, either compressed or at atmospheric pressure, and the water supply is operated by a Dry Pipe Valve as defined in Rule 27 of these Rules.

(c) Non-Automatic Systems, in which all pipes and sprinkler heads are maintained dry with a fire department connection for water supply.

Thermostatic fire alarm with direct connection to Central Office or Fire Department Headquarters shall be provided in connection with all non-automatic sprinkler systems.

Rule 3. Approved Devices. Automatic Sprinklers and accessory appliances shall include all devices approved as such by the Bureau of Standards, Washington, D. C.; by the Underwriters' Laboratories, Inc., of Chicago; by the Associated Factory Mutual Laboratories of Boston; and all devices which meet the tests prescribed by the Board of Standards and Appeals.

Rule 4. Water Supply. Approved sources of water supply shall be classified as Automatic and Auxiliary.

(a) Automatic Sources shall include the Gravity Tank, the Pressure Tank, [and] the Public Water System, and the Automatic Electric Fire Pump, installed as required under the provisions of Rule 8, hereinafter provided for.

b) Auxiliary Sources shall include the non-automatic Fire Pump and the Fire Department Connection.

Rule 5. Gravity Tank. Gravity tanks shall contain available quantity of water sufficient to supply twenty per cent (25%) of the number of sprinkler heads in average protected fire area for twenty (20) minutes, but not less than 5,000 gallons; and the bottom of the tank shall have an elevation of not less than twenty (20) feet above the highest line of sprinklers below the main roof. Where the area of a pent house exceeds 2,500 sq. ft. the bottom of the tank shall be required to be not less than 20 feet above the highest line of sprinklers below the pent house roof, but where a pent house contains only pressure tanks this rule will not apply.

Where a tank capacity in excess of [25,000] 30,000 gallons is required by this rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Standards and Appeals, except where tanks of unlimited capacities are supported on structures independent of buildings.

The tank shall be filled through a fixed pipe, independent of the sprinkler piping, not less than two inches in size, discharging into the top of the tank, through a by-pass not less than two (2) inches in diameter around the check valve in the discharge pipe, providing the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute.

The filling pipe shall be carried up inside a frost-proof casing and may extend through tank bottom to discharge at top of tank above full water level. The portion of the inside tank must be of brass or copper or other non-corrosive material.

Tanks shall not be fed through sprinkler lines.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, provided that there are separate feed mains from the basement or lowest story and a check valve in each feed line in a pump or engine room.

The overflow pipe shall be not less than two (2) inches in diameter for tanks up to 30,000 gallons capacity and not less than three (3) inches in diameter for larger tanks. The top of the overflow pipe shall be three (3) inches below the top of the staves in wooden tanks and one inch from the top in steel tanks. The pipe may extend through the bottom of tank provided the portion inside the tank is of brass or copper or other non-corrosive metal without joints or it may extend through side of tank. Tanks over roofs overflow pipes shall terminate not less than twenty-four (24) inches above roof and shall be provided with a 90 degree elbow.

The discharge, heating or filling pipes where exposed to the weather shall be protected from freezing by a frost-proof covering which may be of three layers of one (1") hair felt interspersed with building paper well tacked and secured and covered with canvas well painted over frost-proof boxing as specified by the National Board of Fire Underwriters.

Easy access to top of each tank shall be provided by means of a steel gooseneck ladder substantially constructed and rigidly braced, the top of which shall not tip out from the vertical at any point.

Tanks above roofs shall be constructed according to the requirements of the Building Code and supporting structure.



# PUBLIC HEARING

shall be approved by the Superintendent of Buildings. Tanks not enclosed and exposed to the weather shall be covered with a double roof of acceptable construction consisting of a tight flat cover of matched boards and above that a conical roof which shall be covered with an approved roofing.

Where a gravity tank may supply both sprinklers and hydrants it shall not be of less than 30,000 gallons capacity and located on a structure altogether independent of buildings and the bottom shall not be less than 75 feet above ground level, and not less than 20 feet above the highest line of sprinklers below the main roof of the highest building in a group of buildings.

Rule 6. Pressure Tank. Pressure tanks shall contain sufficient water to supply twelve and one-half per cent (12½%) of the number of sprinklers in the average protected fire area for twenty (20) minutes, but not less than 3,000 gallons of water for a wet pipe system supplemented by an auxiliary water supply, and not less than 5,000 gallons of water for a dry-pipe system. No tank shall have a capacity greater than 9,000 gallons. A tank shall be kept two-thirds (2/3) full of water at a pressure of seventy-five (75) pounds per square inch and shall be so proportioned and located that a pressure of not less than fifteen (15) pounds per square inch be available on the highest line of sprinklers below main roof when all the water has been discharged from the tank.

The tank shall be placed either on the roof or in the least sprinklered story.]

Pressure tank or tanks shall not be located below the lowest line of sprinklers supplied by tank or tanks.

Where [a tank] the total capacity of the pressure tank is in excess of [25,000] 30,000 gallons as required by rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Appeals.

Water shall be supplied through a fixed pipe, independent of the sprinkler piping, not less than [two] one-half (1½) inches in size [with a one and one-quarter (1¼) inch connection to the tank], or through a pipe not less than [two (2)] one and one-half (1½) inches in size around the check valve in the discharge pipe. The supply is of sufficient pressure to fill the tank. Water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute without reducing the pressure in the tank. The tank shall have a fixed metallic horizontal line at the end opposite the glass gauge, or other acceptable device, to indicate the level of the water when the tank is full.

An air compressor shall be of sufficient capacity to maintain the air pressure at the average rate of one pound in two minutes in each pressure tank.

Rule 7. Public Water System. Direct connection to the city water supply shall be capable of furnishing water at not less than fifteen (15) pounds per square inch static pressure at the highest line of sprinklers below the main roof.

In accordance with the requirements of the Department of Water Supply, Gas and Electricity, the size of each connection shall be as large as that of the main riser and not less than four (4) inches, and shall have a convenient accessible control valve fixed to it at, or near, the riser, or, when possible, still further away from the riser. The control valve shall be fitted with a frost-proof box, not less than four (4) feet nor more than six (6) feet below the curb, with a fixed stem leading to a compartment at the level of the sidewalk.

The cover shall be bolted to the casing and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be marked with a distinctive pattern, operated by a special socket approved by the department of water supply, gas and electricity.

Where it is impractical to install a control valve box at the curb because of a vault under the sidewalk and within 18" thereof, the control valve may be located in the water supply connection at a point not more than two (2) feet from the point of entry into a vault.

Where a water meter is required in the water supply connection to an automatic sprinkler equipment, it shall be of a type which allows free flow of water and approved by the Department of Water Supply, Gas and Electricity, or a type of fire line meter which has been specifically approved by the Fire Commissioner for use in connection with fire extinguishing equipment.

Evidence establishing the fact that water supply conditions and pressures are as may be required shall be submitted to the Fire Department.

Rule 8. Fire Pump. An automatic electric fire pump as an automatic source of water supply is one approved for such use and controlled by an approved automatic controlling device, which shall be adjusted to maintain not less than 15 pounds water pressure at the highest sprinkler below main roof and in pent houses over 2,500 sq. ft., as provided in Rule 5. And shall receive water supply only from a direct connection to the city water main.

As auxiliary sources of water supply steam or electric standard fire pumps shall receive water supply from a suction tank, a direct connection to the city water main or other approved sources capable of supplying the pump at its rated capacity for sixty (60) minutes. The rated capacity of the pump shall be not less than five hundred (500) gallons per minute, and shall be sufficient to supply twenty-five per cent (25%) of the number of sprinklers in the average protected fire area.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

A reliable source of energy for driving the pump shall be provided. For steam pumps, provision shall be made for sufficient steam power to operate the pumps at full rated capacity, and a steam pressure of not less than fifty (50) pounds shall be maintained at the pump at all times. Where there is more than one boiler, the pipes and valves shall be so arranged to permit the cutting out of any one boiler without interrupting the steam supply to the pump from the other boilers. The boiler room shall be cut off from the remainder of the building by fireproof floor and wall construction with approved fire doors at all openings.

Electrical energy from a public service plant shall be acceptable as a source of energy for driving electric fire pumps. When local power plants supply the energy for operating electric pumps, two motor generator units shall be provided, or one generator unit supplemented by a public service break-down switch. Local electric power plants shall be located in rooms of fireproof construction with approved fire doors at openings.

Rule 9. Sprinkler Discharge. For the purpose of computing the capacity of water supplies, standard one-half (½) inch sprinkler heads shall be assumed to have an average discharge of twenty (20) gallons per minute, and the discharge of larger heads shall be computed proportionately in the ratio of the areas of their respective orifices.

Rule 10. Fire Area. A fire area is any floor space enclosed on all sides by exterior walls or fire walls or a combination of both. The number of sprinklers in the average protected fire area shall be determined by the number of sprinklered stories in such section. In



# PUBLIC HEARING

determining the required capacity of water supplies, the number of sprinklers in the average protected fire area need not include those located in low positions, such as under benches, low shelves, closets and platforms and between cars in car barns.

**Rule 11. Fire Department Connection.** All automatic sprinkler systems shall be provided with at least one two-way Siamese connection on each street front of the building for connection to the fire department hose. Buildings fronting on only one street shall be provided with at least two Siamese connections when the street frontage of building exceeds [one hundred and fifty (150)] two hundred (200) feet [in width].

*Where buildings have frontages on more than one street there shall be a fire department connection on each street front where frontage is not continuous but in all cases where more than one fire department connection is required they shall be located as the Fire Commissioner may direct and shall not be grouped.*

All Siamese hose connections hereafter installed, except those on piers or warehouses intended for fire boat use, shall be three (3) inches in size. Fire boat connections shall be three and one-half (3½) inches in size. All hose connections shall be female, with standard fire department threads.

The inlets shall be placed at least eighteen (18) inches and not more than two (2) feet above the sidewalk, in a horizontal position accessible to the fire department, and shall be provided with a four (4) inch discharge connecting with a four (4) inch pipe to the sprinkler system for three (3) inch fire department connection and with a six (6) inch discharge outlet and six (6) inch pipe for three and one-half (3½) inch fire boat connection. Each inlet shall be provided with a clapper valve machined to a true face.

Each Siamese connection shall be designated by raised letters at least one (1) inch in size, cast in the fitting in a clear and prominent manner and reading for the service designated, viz.: "Base. Spkr.," etc., as the case may be. If the entire building is sprinklered, the fitting shall be marked "Auto. Spkr."

*Siamese hose connections may project through a street wall not more than twelve (12) inches beyond the building line except that where there is an angle formed by the street wall and a check piece or the base of a column, pilaster or ornamental projection, they may be so located that no part extends more than fifteen (15) inches from either side of such angle in accordance with the provisions of the Building Code.*

In each fire department connection there shall be an approved straightway check valve installed in a horizontal position, unless suitably designed for vertical position, and the piping shall be arranged to drain between the check valve and the outside siamese coupling by either a ball drip having a one-half (½) inch pipe connection and one-half (½) inch orifice and a bronze ball of proper size, or by a three-quarter (¾) inch drip connection, with plugged valve attached, and when necessary arranged to drain to a sewer. A drain connection may be tapped into the body of check valve only when located in a horizontal position.

**Rule 12. Automatic Sprinkler Systems.** Automatic sprinkler systems shall be classified as:

(a) One Source Systems, supplied with water from any one of the automatic sources; and

(b) Two Source Systems, supplied with water from a combination of any two of the automatic sources; two pressure tanks with a total water capacity twice that required for a one source supply; direct connection to the city water supply on two different streets, so located that the closing of the controlling valve on one main will not eliminate the main on the other street; or a direct connection to the city water supply and one of the auxiliary sources provided the water supply main is at least six (6) inches in size, the main is fed both

ways and a two (2) inch test pipe at the top of sprinkler riser shows a flowing pressure of fifteen (15) pounds per square inch between the hours of six a. m. to six p. m.

*A gravity tank and pressure tank, or a gravity tank and pressure tank and one of the automatic sources or two pressure tanks having a total water capacity for a one source supply may be considered as a two-source supply where the occupancy of the building does not conflict with Rules 38, 39 and 40 hereinafter provided for.*

**Rule 13. Sprinkler Spacing.** Sprinkler heads and lines shall be spaced as herein provided:

**Mill Construction.** Under mill ceiling (smooth plank and timber construction, 5 to 12 foot bays) line of sprinklers shall be placed in the center of each bay and the distance between the heads on each line shall not exceed the following:

- (a) For Standard one-half (½) inch heads—
  - 8 feet in 12 foot bays;
  - 9 feet in 11 foot bays;
  - 10 feet in 10 foot bays;
  - 11 feet in 9 foot bays;
  - 12 feet in 5 to 8 foot bays;
- (b) For Conran\* one (1) inch heads—
  - 20 feet in 5 to 12 foot bays.
- (c) For Conran\* one and one-quarter (1¼) inch heads—
  - 25 feet in 5 to 12 foot bays.
- (d) Vaults used for the storage of nitro-celulo products and vaults used for the storage of flammable motion picture films shall have standard one-half (½) inch head for each cubic feet of available storage space, or one inch Conran\* head for each 250 cubic feet of available storage space.

Measurements shall be taken from center to center of timbers.

Ceilings of modified mill construction having less than three (3) feet wide shall be treated as joist construction and sprinkler heads and lines spaced accordingly.

Bay timbers spaced three (3) feet or more on centers, but less than five (5) feet on centers, will require special ruling by the administrative official having jurisdiction.

**Joisted Construction.** Under open finish joisted construction ceilings, floor, decks and roofs, the sprinkler lines shall be run at right angles to the joists and heads "Staggered spaced" so that heads on one line be opposite a point half way between heads on adjacent lines.

- (a) For Standard one-half (½) inch heads the distance between lines of sprinklers shall not exceed ten (10) feet and the distance between heads on each line shall not exceed eight (8) feet, the end heads on alternate lines being not more than two (2) feet from wall or partition. In all cases where such bays are over eleven and one-half (11½) feet wide, two or more lines of sprinklers shall be installed in each bay as required by the rules for

\*Wherever the term "Conran head" is used in these Rules, it is to be taken as meaning either a head of the type tested and approved by the Fire Department, or one that has passed similar tests by the Fire Department.



# PUBLIC HEARING

where girders and joists are flush at the bottom, heads shall be spaced according to the general rule.

(b) For Conran\* one (1) inch heads the distance between adjacent lines shall not exceed twenty (20) feet and the distance between the heads on each line shall not exceed sixteen (16) feet, the end heads on alternate lines being spaced not more than four (4) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty (20) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty (20) feet in width at least two (2) lines shall be installed in each bay and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter (1¼) inch heads the distance between adjacent lines shall not exceed twenty-five (25) feet and the distance between the head on each line shall not exceed twenty (20) feet, the end head on alternate lines being spaced not more than five (5) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty-five (25) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty-five (25) feet in width at least two lines shall be installed in each bay, and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Smooth Finish, Sheathed or Plastered Ceilings.** Under smooth finish, sheathed or plastered ceilings, in bays six (6) feet wide and over (measurements to be taken from center of timber, girder or other projection or support forming the bay), sprinkler heads and lines shall be spaced as follows:

(a) For standard one-half (½) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twelve (12) feet in width, and the distance between the heads on each line shall not exceed the following:

- 8 feet in 12 foot bays;
- 9 feet in 11 foot bays;
- 10 feet in 8 to 10 foot bays.

Bays in excess of twelve (12) feet in width and less than twenty-three (23) feet in width, shall contain at least two (2) lines of sprinklers; bays twenty-three (23) feet in width or over shall have the lines therein not over (10) feet apart. In bays in excess of twelve (12) feet in width, not more than one hundred (100) square feet of ceiling area shall be allotted to any single head.

(b) For Conran\* one (1) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty (20) feet in width, and the distance between the heads on each line shall not exceed twenty (20) feet. Bays in excess of twenty (20) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter (1¼) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty-five (25) feet in width, and the distance between the heads on each line shall not exceed twenty-five (25) feet. Bays in excess of twenty-five (25) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Fireproof Construction.** The rules of slow-burning construction shall apply as far as practicable. The spacing of heads to protect the contents rather than the ceilings; but in no case shall the distance between a head on one line and a head on an adjacent line exceed the following:

(a) For standard one-half (½) inch heads, 12 feet.

(b) For Conran one (1) inch heads, 20 feet.

(c) For Conran one and one-quarter (1¼) inch heads, 25 feet.

**Distance From Walls.** The distance from wall or partition to the first head on a sprinkler line shall not exceed one-half the allowable distance between the heads on such line. Additional heads may be required in the narrow pockets formed by bay timbers or beams and wall. Where beams, girders, columns, walls, partitions or other obstructions prevent the effective discharge of water, additional heads shall be installed to effectively sprinkle the area.

**Vertical Shafts.** In vertical shafts having inflammable sides, heads shall be provided within the shaft in addition to the head or heads at the tops of shafts, as follows:

(a) One standard one-half (½) inch head for each 200 square feet of inflammable surface.

(b) One Conran\* one (1) inch head for each 400 square feet of inflammable surface.

(c) One Conran\* one and one-quarter (1¼) inch head for each 500 square feet of inflammable surface.

Such head or heads shall be installed at each floor when practicable, and always when shaft is trapped. Where practicable, heads shall be "staggered" at the alternate floor levels, particularly when only one head is installed at each floor level.

**Pitched Roofs.** Under a pitched roof sloping more steeply than one (1) foot in three (3) feet, heads shall be located in peak of roof, and those on either side of the peak shall be spaced according to the foregoing requirements. The distance between heads shall be measured on a line parallel with the roof. Where the roof meets the side wall or the floor line, the heads shall be placed not more than the following distance from such intersection:

(a) For standard one-half (½) inch heads, 3½ feet.

(b) For Conran\* one (1) inch heads, 7 feet.

(c) For Conran\* one and one-quarter (1¼) inch heads, 8½ feet.

Heads spaced not to exceed the following distance each way from the peak of roof, measured on a line parallel with the roof, may be used in lieu of heads located in peak of roof:

(a) For standard one-half (½) inch heads, 2½ feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter (1¼) inch heads, 6¼ feet.

In sawtooth roof construction, the end heads on the branch line shall be spaced not to exceed the following distance from the peak of the sawtooth:

(a) For standard one-half (½) inch heads, 2½ feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter (1¼) inch heads, 6¼ feet.

**Special Locations and Variations.** In special locations, such as over electric generating, power and transforming apparatus, over their controlling devices and switchboards, where water from the fire extinguishing equipment would be detrimental, the sprinkler lines and heads may be omitted at the discretion of the administrative official having jurisdiction, and when in his judgment a slight variation of this rule of spacing is desirable to effect a more efficient distribution of water for fire extinguishing purposes, the sprinkler lines and heads shall be spaced as he may direct.

**Rule 14. Sprinkler Position.** All sprinkler heads shall be located, wherever possible, in an upright position on top of the pipes, except that sprinkler heads on automatic wet pipe systems may be pendant on concealed piping and when construction or occupancy of a room or enclosure makes it preferable.

(a) Where standard one-half (½) inch heads are installed sprinkler detectors shall be parallel to ceilings, roofs or the



# PUBLIC HEARING

incline of stairs, but when installed in the peak of a pitched roof they shall be horizontal. Distance of deflectors from ceilings of mill or other smooth construction, or bottom of joists of open joist construction, shall be not less than three (3) inches nor more than ten (10) inches.

In fireproof buildings, the distance between deflectors and panel ceilings shall not exceed fifteen (15) inches.

Not less than eighteen (18) inches effective clear space shall be left below the sprinkler heads, so that they may discharge an unbroken spray blanket from sprinkler to sprinkler and sides of room when in operation. Any stock piles, racks or other obstructions interfering with such action shall not be permitted. *Sprinkler system piping shall not be used for the support of stock, clothing, etc.*

(b) Where Conran\*, heads are installed, the top of head shall be located the same distance below joists or ceiling as specified for deflectors in paragraph (a) of this rule; except that when heads are located under pitched roofs of piers or similar structures, they shall in general be installed in the upright position (not normal to slope of roof) and three (3) feet vertically below the underside of roof. When the administrative official having jurisdiction deems a variation of this rule advisable to obtain a more efficient distribution of water, the heads shall be located with respect to joists or ceiling, as he may direct.

Rule 15. Pipe Sizes. The number of heads on a given size pipe in one fire area in any story shall not exceed the following:

(a) For standard one-half (1/2) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
3/4 inch	1 head
1	2 heads
1 1/4	3 "
1 1/2	5 "
2	10 "
2 1/2	20 "
3	36 "
3 1/2	55 "
4	80 "
5	140 "
6	200 "
7	300 "
8	420 "

(b) For Conran\* one (1) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 inch	1 head
1 1/4	2 heads
1 1/2	3 "
2	4 "
2 1/2	6 "
3	9 "
4	18 "
5	34 "
6	51 "
7	75 "
8	105 "

(c) For Conran\* one and one-quarter (1 1/4) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 1/4 inch	1 head
1 1/2	2 heads
2	3 "
2 1/2	4 "
3	6 "
4	12 "
5	21 "
6	40 "
7	60 "
8	84 "

When it is desired to use pipe of larger size than eight (8) inches in diameter, special ruling will be required by the administrative official having jurisdiction as to the permissibility of its use and the number of heads that may be fed thereby.

Where practicable, it is desirable to arrange the piping so that the number of heads on a branch line will not exceed eight.

When the piping is arranged on the "gridiron" plan, the permissible number of heads may be doubled, provided the feed main is of the size indicated in the schedule for the total number of heads.

Where feed mains supply branch lines of only two heads each, the conditions approach those of long single line. Such feed mains shall usually be centrally supplied when there are over eight (8) or ten (10) branch lines. Branch lines up to fourteen (14) in number may be fed from a main provided a two and one-half (2 1/2) inch pipe does not supply more than sixteen (16) standard one-half (1/2) inch heads in lieu of twenty (20).

Buildings having slatted floors, or large unprotected floor openings without approved stops, shall be treated as one room with reference to the pipe sizes, and the feed main shall be of sufficient size to accommodate the number of heads called for. Larger pipe sizes than are allowed in the schedule may be required wherever the introduction of unusually long runs of pipe or conditions introduce unusually long runs of pipe or many angles. Buildings with blind attics with unprotected openings to floor below, may be piped from a system on the ceiling of floor below, provided pipe size schedule is not overloaded on sizes three (3) inches or under.

Rule 16. Feed Mains. The size of feed mains shall be less than the size of riser and shall be arranged to run direct as possible from source of water supply to riser.

Feed mains for stair or other towers without approved stops between floors, when piped on independent riser, shall be of sufficient size to accommodate the total number of sprinklers in such tower.

Rule 17. Risers. There shall be one or more separate risers in each building and in each section of the building divided by fire walls. Risers shall be arranged to provide "Center Central" or "Side Central" supply to feed risers. Each riser shall be of sufficient size to supply all the heads on said riser in one story, according to the schedule of sizes in Rule 15.

In buildings of fireproof construction, and for the purposes of this rule, a blank wall, or one in which the openings are protected by standard fire doors, may be considered a fire wall, if of equivalent construction.

If the conditions warrant, special permission may be granted allowing the heads in a fire section of small area to be fed from the risers in another section, provided the total number of heads in such area does not exceed the following number per floor:

(a) For standard one-half (1/2) inch heads, 48.

(b) For Conran\* one (1) inch heads, 12.

(c) For Conran\* one and one-quarter (1 1/4) inch heads, 12.

Risers shall not be located close to windows, and shall be protected from mechanical injury and freezing and shall be properly supported on foundations and by floor plates, couplings or hangers.

No connections, such as for sill cocks, house service hose outlets, shall be made with a sprinkler system or any part thereof.

Where gravity and pressure tanks feed through a discharge pipe or "dead riser" to the foot of a riser, an air lock is likely to develop the discharge pipe of the tank shall connect with the discharge pipe, or "dead riser" forty (40) feet below the bottom of the pressure tank.



# PUBLIC HEARING

Rule 18. Pipes and Fittings. All pipe shall be full-weight standard wrought iron or steel threaded pipe, well reamed and screwed up tight into fittings without reducing the passageway. Fittings shall be standard cast iron fittings, and shall be long turn pattern on feed mains and risers.

Such fittings shall be designed and guaranteed for a working pressure of 150 pounds per square inch and must be capable of withstanding a hydrostatic test pressure of 750 pounds per square inch without failure.

All pipe shall be secured to the ceiling, walls and other parts of the building with standard steel, wrought or malleable iron hangers.

Extra heavy fittings shall be employed where the normal pressure in the pipe system exceeds one hundred and fifty (150) pounds per square inch, and shall be designed for a working pressure of 250 pounds per square inch and be capable of withstanding a hydrostatic test pressure of 1,250 pounds per square inch without failure.

All underground pipe shall comply with the specifications for cast iron pipe of the American Water Works Association.

Rule 19. Protection of Pipes and Sprinklers. When exposed to moisture, sprinkler pipes and hangers shall be protected against corrosion whenever found necessary by thoroughly cleaning the pipe of all scale and grease and painting with a coat of red lead and linseed oil paint or other suitable moisture resistive paint. When exposed to chemicals, the pipe and fittings shall be coated with graphite or other approved chemical resistive paint. Care shall be taken not to paint the sprinkler heads.

Supply pipes of risers in low basements or low spaces or ground floors exposed to frost, shall be properly protected by a masonry or wood enclosure, properly heated, or covered with mineral wool, sawdust or tar mixed with granular cork, extending below bottom of pipe and through the flooring of ground floor, or the pipe shall be protected by three alternate layers of one-inch hair felt and build-up paper or by other approved method. When of wood, the enclosure shall be constructed double with a layer of paper between the two thicknesses of wood.

Where risers, drains, heating pipes, etc., pass through concrete floors or partitions, they shall be protected by a metal sleeve or be grouted with cement mortar.

Whenever sprinklers are exposed to corrosion, the heads shall be protected with an approved hermetically sealed cover, with an approved wax coating.

Rule 20. Drainage. All sprinkler pipe and fittings shall be installed that they can be thoroughly drained, and where practicable, all piping shall be arranged to drain at main drips.

Mains or drip pipes shall be so arranged as not to expose any part of the sprinkler system to frost, and shall be connected, either by check valves or other means, so they will not [overthrow] overflow domestic service or connections to the same sewer or house drain, or if exposed through the wall and exposed to the weather, they shall be fitted with hoods or down-turned elbows.

Drains, pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet, shall be installed:

- at the base of the main riser;
- at each alarm valve;
- at each dry-pipe valve;
- at each gravity tank;
- at each pressure tank;
- at each fire department connection;
- at each floor, if independent floor control valves are used;

at each supply main, when the water in the same cannot be removed through any of the above drains. Such drains shall be installed with controlling valves so that flow-stops may be made to determine if the water supplies connections from yard mains to the inside of the build-

ing are in order without causing water damage or overflowing service connections to the same house drain. Any such drain shall be not less than two (2) inches in size except that drains at independent floor valves [may be one and one-quarter ( $1\frac{1}{4}$ ) inches in size] shall be not less than 1 inch in size where floor valves are not over  $2\frac{1}{2}$  inches in size and  $1\frac{1}{4}$  inches where floor valves are larger, and connected to a main drain riser of not less than  $1\frac{1}{2}$  inches in size. The drain at the main riser shall discharge into a cone or sight drain, or if carried through the wall and exposed to the weather, it shall be fitted with a hood or down-turned elbow.

*At an alarm valve at the top of a riser in a down-fed system a drain shall not be required.*

*At each gravity or pressure tank erected above roof of a building there shall be a 4-inch valved drain connection so arranged as to discharge on roof of building. And where a tank is on a separate structure altogether independent of buildings drain connection to be arranged to discharge at ground level.*

On automatic wet pipe systems, the horizontal branch pipes shall be pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet to drain towards the sources of supply with drip valves at the low points.

On automatic dry-pipe systems, branch pipes shall be pitched at least one-half ( $\frac{1}{2}$ ) inch in ten (10) feet.

Rule 21. Test Pipe. [On] In all wet-pipe automatic sprinkler systems a test pipe of not less than  $\frac{3}{4}$  inch in diameter shall be connected directly with each [riser] system but shall be connected to a pipe of not less than  $1\frac{3}{4}$  inches in diameter in upper story and arranged to discharge, through a  $\frac{1}{2}$ -inch brass outlet, preferably to a point where it can readily be seen. With long runs or many angles, size of test pipe [shall] should be increased to one (1) inch or larger. Controlling valve should be located at a sufficient distance from where the test pipe passes through the wall of the building so as to reduce to a minimum the chance of freezing of water in test pipe.

*In all dry-pipe automatic sprinkler systems a  $\frac{3}{4}$ -inch inspector's test pipe shall be installed at the end of the most distant branch line and fitted with a  $\frac{3}{4}$ -inch shut-off valve stopped with a brass plug.*

Rule 22. Pressure Gauges. A four and one-half ( $4\frac{1}{2}$ ) inch double-spring Bourdon pressure gauge shall be provided in all automatic sprinkler systems as follows:

- Above dry-pipe valves;
- Below dry-pipe valves;
- At the pressure tank;
- At the air compressor;
- Above the alarm valve;
- Below the alarm valve; and

In the connections from city water supply.

Provision may be made for taking the pressure both above and below the alarm valve and the dry-pipe valve with only one gauge at each valve.

*A gauge shall not be required at an alarm valve located at the top of a riser in a down-fed system.*

Gauge connections shall be taken from the supply main or riser and not from the two-inch drain or test pipe.

Gauges shall be installed in a suitable place protected from freezing and be controlled by a valve with arrangements for draining. A plugged outlet, not less than one-quarter ( $\frac{1}{4}$ ) inch in size, shall be located between each valve and gauge for purpose of installing the inspector's gauge.

Rule 23. Valves. All valves two (2) inches in diameter and under shall be of brass or bronze, or other approved [non-corrodible] non-corrosive material. Valves over two (2) inches in diameter shall be of brass, or bronze or iron body, brass mounted, or of other approved [non-corrodible] non-corrosive material.

All sidewalk Siamese inlet valves, caps and chains shall be of galvanized cast iron or other approved [non-corrodible] non-corrosive material.



# PUBLIC HEARING

All gate valves shall be solid or double wedge disc, sufficing box pattern with hand wheel, outside screw and yoke, or other approved indicator pattern.

All check valves shall be approved straight way regrinding pattern, so built that the clappers may be readily removed for repairs.

Rule 24. Water Supply Gate Valves. The piping connecting each source of water supply with the sprinkler system shall be provided with a gate valve of the outside screw and yoke type, sealed open and tagged to designate its purpose, so located as to control **each source of water** supply except that from fire department hose connections. All such gate valves shall be located within the building where easily visible and readily accessible and as close as possible to the supply inlet.

Rule 25. Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two-source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies, except that where the two sources of supply consist of tanks located above the highest line of sprinklers, a gate valve need only be provided on the downstream side of each check valve.

Rule 26. Control Valves. All automatic sprinkler systems shall be provided with a **main control or shutoff valve** arranged to be readily accessible and sealed in the open position; except that when the sprinkler system is fed from water supplies on the roof of the building, independent and readily accessible floor control valves, sealed in the open position, may be installed.

When not more than ten (10) standard one-half ( $\frac{1}{2}$ ) inch sprinkler heads or three (3) Conran\* heads in any automatic wet pipe system are exposed to cold and subject to freezing, shutoff valves may be provided to discontinue the water supply to such heads between November 1 and April 1. A greater number of heads than specified above, located in places which cannot be properly heated, shall be controlled by an automatic dry-pipe valve.

Rule 27. Dry-Pipe Valves. A dry-pipe valve shall be taken to mean a valve automatically controlling the water supply of the sprinkler system in such a manner that under normal conditions its piping system beyond the valve is maintained dry, but in the event of fire, the valve automatically releases the water into the sprinkler system, for fire extinguishing purposes.

Dry-pipe valves shall, for the purpose of these rules, be classified as follows:

Type A, in which the valve is actuated by the release of compressed air in the sprinkler piping system, due to the opening of a sprinkler head; and

Type B, in which the valve is actuated by an approved trip under electric control of an approved automatic thermostatic fire alarm system.

Dry-pipe valves shall be located as near as practicable to the sprinkler system in an enclosed and accessible place protected from mechanical injury and freezing.

*When anti-columning pipes are used, they shall be either lead lined or of brass.*

Automatic wet-pipe sprinkler systems in which only twenty-five (25) per cent of the heads are required to be maintained dry for protection from freezing, shall have only such heads under dry-pipe valve control.

(a) When "Type A" valve is installed, the air pressure in sprinkler systems under such dry-pipe valve control shall not exceed forty (40) pounds per square inch, nor be permitted to fall below twenty-five (25) pounds per square inch, nor shall it be less than one-sixth ( $\frac{1}{6}$ ) of the water pressure in any case.

The air compressor shall have a capacity of not less than eleven (11) cubic feet per minute and the air supply to the pump shall be taken, if possible, from a room containing dry air, or it shall be passed through a drying chamber containing calcium chloride, in order to avoid the introduction of moisture into the system.

The air pressure on such dry-pipe systems shall be maintained throughout the year.

Not more than the following number of heads shall be controlled by one "Type A" dry-pipe valve:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

*Where equipped with an approved quick-opening device, the following number of heads may be controlled by one "Type A" dry-pipe valve:*

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

(b) When "Type B" valve is installed the actuating system shall be designed to operate at a temperature higher than that required to open the sprinkler heads, and all connections between the alarm system and the dry-pipe system shall be adequately protected against injury of any kind.

When required by the administrative official having jurisdiction, the dead end of every feed main in such dry-pipe system shall be provided with an air relief valve or device so constructed as to be normally open in order to permit the free escape of air from the system, but to close automatically against the escape of water.

Not more than the following number of heads shall be controlled by one "Type B" dry-pipe valve:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....
- (b) For Conran\* one (1) inch heads .....
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads .....

Rule 28. Alarm Valve. All automatic wet pipe sprinkler systems shall be equipped with an alarm valve so constructed that a flow of water through a one-half ( $\frac{1}{2}$ ) inch orifice will operate an electric or mechanical gong.

Dry pipe valves shall be equipped with a reliable device to give either an electrical or mechanical alarm.

Rule 29. High and Low Water and Pressure Alarm. Gravity tanks shall be equipped with a device to indicate when the water falls below or rises above the normal level of the tank, with an indicator or alarm located in the engine room near the pump.

All pressure tanks shall be equipped with a device to indicate when the pressure in the tank falls below seventy (70) or rises above eighty (80) pounds per square inch with an indicator or alarm located in the engineer's room [near the compressor].

Rule 30. Heating of Tanks. The water in all pressure tanks subject to freezing shall be protected by insulating the tanks or enclosing the tank in a frost-proof house properly heated and lighted.

Rule 31. Concealed Pipe Systems. All pipe in concealed pipe systems shall be of standard full-weight wrought iron or steel, painted with two coats of protective paint before and one after installation. Such pipe shall be installed in ducts or be encased in cement mortar and shall be inspected prior to concealment. When installed in concealed space between floor arches and ceiling, such pipe shall be supported by hangers and all pipe, fittings and hangers be protected with two coats of paint.

Rule 32. Preparation of Building. Floor or wall openings and other structural defects which prevent the escape of heated air and retard the automatic action of sprinkler heads shall be provided with the necessary boards and draft stops to permit specific control of the building by the local sprinklers.

Curtain boards shall project at least three (3) inches below the lowest sprinkler.



# PUBLIC HEARING

Rule 33. *Approval of Sprinkler System [Tests]. Before* **all automatic sprinkler systems, excluding the water supply tanks, shall be subjected after installation to a hydrostatic pressure of a test of at least fifty (50) pounds per square inch in excess of that which will be normally required and observed in the sprinkler system, such test pressure, however, never to be less than one hundred and (150) pounds per square inch in any part of the system.**

**Pressure tanks shall be tested after erection to a test pressure of one and one-half (1½) times the working pressure.**

**To prevent the possibility of serious water damage in case of a break, the pressure shall be maintained by a pump, the main controlling gate being meanwhile shut. Brine or other corrosive chemicals shall not be used for testing systems.**

**Automatic dry-pipe systems with "Type A" valve containing an air pressure of forty (40) pounds per square inch shall be pumped up, be held for twenty-four (24) hours, all leaks stopped which allow a loss of pressure of over (2) pounds per square inch for the twenty-four (24) hours.**

**In the case of automatic dry-pipe systems with different "Type A" valve, the valve shall be held off its seat during the test to prevent injuring the valve.**

**Non-automatic systems shall be tested after installation to a pressure of at least fifty (50) pounds per square inch in excess of the pressure necessary to reach the highest line of sprinkler.**

**Tests of installed systems shall be made by the contractor in the presence of the Fire Commissioner, or his authorized representative.**

**Piping, devices nor any portion of a newly constructed sprinkler system shall be covered up or permanently concealed until tested by the Bureau of Fire Prevention and approved in writing, except piping passing through floors, partitions or beams for distances equal to the thickness of such floors, walls, partitions or beams.**

34. *Non-fireproof Business Buildings.* Automatic sprinklers required in non-fireproof business buildings under the provisions of Chapter 5, Article 4, Section 72, Code of Ordinances, unless otherwise specifically provided in these rules shall consist of at least a One Source System.

35. *Dangerous or Hazardous Buildings.* Automatic sprinklers required in buildings having occupancies considered to be dangerous or hazardous by the Fire Commissioner shall consist of at least a one-source system unless otherwise specifically provided for in these rules.

36. *Factories and other Buildings.* Automatic sprinklers required in buildings under the provisions of the Code of Ordinances and the Labor Law shall consist of at least a one source system.

[35] 37. *Theatre Buildings.* Automatic sprinklers required in theatre buildings under the provisions of Chapter 10, Article 25, Section 524, Code of Ordinances, shall consist of at least a One Source System.

[36] 38. *Firework Storage.* Automatic sprinklers required in buildings in which fireworks are stored or sold under the provisions of Chapter 10, Article 6, Section 92, Code of Ordinances, shall consist of a Two Source System.

Rule [37] 39. *Nitro-Cellulose Products.* Automatic sprinklers as required in buildings in which nitro-cellulose products are stored under the provisions of Chapter 10, Article 19, Section 232, Code of Ordinances, shall consist of a system supplied from both approved gravity tank supply and an approved pressure tank supply, except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems, in conformity with the provisions of this rule as in force up to December 1, 1921.

*In buildings wherein are stored or handled only limited quantities of nitro-cellulose products, not exceeding 500 pounds, the automatic sprinklers may consist of a two source system as provided for in Rule 12.*

Rule [38] 40. *Inflammable Motion-Picture Films.* Automatic sprinklers, required in buildings in which inflammable motion-picture films are stored under the provisions of Chapter 10, Article 20, Section 241, Code of Ordinances, shall consist of a system supplied from both an approved gravity tank supply and an approved pressure tank supply except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to December 1st, 1921.

Rule [39] 41. *Existing Installations and Approvals.* Automatic extinguisher systems and devices heretofore approved and accepted by the authorities having jurisdiction shall not be required to conform to the provisions of these rules; and all such systems heretofore installed shall not be required to be altered to conform to these rules so long as the fire hazard due to construction and occupancy of the building is not increased or where substantial additions or extensions in height or area is made to the building when these rules shall apply if deemed advisable or necessary by the Fire Commissioner and the system after inspection is found to be in good working order.

Rule 42. *Communicating Openings.* When a building fully equipped with sprinklers communicates with another not so equipped the openings must be protected by approved fire doors on both sides of the wall, one of which must be automatic.

Rule 43. *Maintenance Inspections.* Automatic sprinkler systems shall be inspected at least once a month by the person in charge of the building, or by other competent person employed by the owner, to see that all parts of the system are in perfect working order, and the fire department connection or connections, if any, ready for immediate use by the Fire Department. A detailed record of each inspection shall be kept for examination by a representative of the Fire Department.

There shall be kept available at all times in the premises a supply of extra sprinklers, never less than six (6), to replace promptly any fused or damaged sprinklers. And there shall be one or more employees-instructed in the maintenance of sprinkler system.

Rule 44. *Open Sprinklers.* When open sprinklers are required for exposure protection by the Fire Department as specified in the Building Code they shall be installed in accordance with the rules of the National Board of Fire Underwriters. Plans for such installation to be filed with the Fire Department for approval.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire of Form 13A, for notices to property owners, such forms are not to be supplied by this office. Applicant is entitled only to one copy of Form 13A, filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

## DOCKET.

DOCKET.	
Cases pending December 31, 1925 .....	743
Cases filed up to and including June 16, 1926 .....	547
Restored to calendar .....	45
MISCELLANEOUS APPLICATIONS.	
Requests to reopen .....	124
Requests to amend .....	22
Requests for modification .....	21
Requests to rescind .....	1
Requests for extension of time .....	10
Requests for extension of permit .....	20
Requests for mechanical installations .....	1
Requests for approval of plans .....	8
Administrative requests .....	1
Requests for interpretation .....	0
Total .....	1543
Disposed of .....	908
Cases pending June 16, 1926 .....	635

### DISPOSITION OF CASES.

Withdrawn .....	.....
Dismissed .....	.....
Denied .....	.....
Granted .....	.....
Granted on condition .....	.....
Appliances approved .....	.....
Appliances dismissed, disapproved or withdrawn .....	.....
Rules approved .....	.....
Rules disapproved or rescinded .....	.....
MISCELLANEOUS ACTIONS.	

MISCELLANEOUS ACTIONS.

MISCELLANEOUS APPLICATIONS.		
Requests to reopen .....	124	Requests to reopen granted .....
Requests to amend .....	22	Requests to reopen denied .....
Requests for modification .....	21	Requests to amend granted .....
Requests to rescind .....	1	Requests to amend denied .....
Requests for extension of time .....	10	Requests for modification granted .....
Requests for extension of permit .....	20	Requests for modification denied .....
Requests for mechanical installations .....	1	Requests to rescind granted .....
Requests for approval of plans .....	8	Requests to rescind denied .....
Administrative requests .....	1	Requests for extension of time granted .....
Requests for interpretation .....	0	Requests for extension of time denied .....
		Requests for extension of permit granted .....
		Requests for extension of permit denied .....
		Requests to install granted .....
		Requests to install denied .....
		Plans approved .....
		Plans disapproved .....
		Administrative requests granted .....
		Administrative requests denied or withdrawn .....
		Interpretations .....
		Requests withdrawn or dismissed .....

Total .....

WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board  
offices of the board and of the further publication  
calendars in the daily press.

*Fourth*, That no one is entitled to written notice date for the hearing in his case, and that the failure to receive such notice is no excuse for not appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the appellant or petitioner to file necessary data by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

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XI

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## DIRECTORY

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Communications should be addressed to the chairman of the board.

## CONTENTS

Issue of the Bulletin contains, in the order given—

cket.

l of Clerk's Calendar.

e Trial Calendar.

tics in Building Zone Cases.

utes of Special Meeting, June 18, 1926, at 10 a. m.

utes of Regular Meeting, June 22, 1926, at 10 a. m.

utes of Regular Meeting, June 22, 1926, at 2 p. m.

ection.

es.

ice of Public Hearing.

gress Report.

## PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 29, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 6, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending June 23, 1926.*  
*Cal. No. Department. Premises Affected.*

570-26-A.....F.D. ....88 Jackson ave., Q.  
 N. B. 762-1926.

569-26-SA.....F.D. ....T. & S. Oil Burner.  
 Appliance.

568-26-A.....F.D. ....6933 Exeter st., Forest Hills,  
 Q. L. C. 3056.

567-26-A.....F.D. ....364 Manhattan ave., Bklyn.  
 Alt. 1618-1926.

566-26-BZ.....F.D. ....10766 Woodhaven blvd., Ozone  
 Park, Q. Alt. 710-1926.

565-26-BZ.....T.H.D. ..281-289 Brooklyn ave., Bklyn.  
 Alt. 527-1926.

564-26-A.....F.D. ....211-221 128th st., College Pt.,  
 Q. F-89345.

563-26-S.....B.B.M. ..307-309 7th ave., Man.  
 N. B. 233-1926.

562-26-S.....F.D. ....28-30 E. 4th st., Man.  
 L. D. 95288.

561-26-BZ.....B.B.B. ...437-453 Prospect ave., Bklyn.  
 N. B. 4555-1926.

560-26-SA.....F.D. ....Franklin Oil Burner.  
 Appliance.

599-26-A.....F.D. ....15-17 Forrest st., Bklyn.  
 L. C. 97424.

558-26-S.....B.B.Bx. .E. S. Lafontaine ave., 84 ft.  
 N. of E. 179th st., Bx.  
 N. B. 2628-1922.

557-26-A.....F.D. ....656 St. Nicholas ave., Man.  
 L. C. 34257.

556-26-BZ.....B.B.M. ..2420-2436 Amsterdam ave.,  
 Man. N. B. 299-1926.

555-26-BZ.....F.D. ....1255 East New York ave.,  
 Bklyn. Alt. 1260-1926.

554-26-BZ.....B.B.Bx. .810-812 E. 170th st., Bx.  
 Alt. 279-1926.

553-26-A.....F.D. ....7-11 W. 45th st., Man.  
 L. C. 34267.

552-26-BZ.....B.B.Bx. .2496 Belmont ave., Bx.  
 Alt. 195-1926.

551-26-A.....F.D. ....1295-1307 Broadway, Bklyn.  
 F-48703.

550-26-S.....F.D. ....84 Broadway, W. New Brigh-  
 ton, Richmond. L. D. 97261.

549-26-BZ.....B.B.Bx. .1149-1151 Southern blvd., Bx.  
 N. B. 1434-1926.

548-26-A.....F.D. ....47 Ann st., Man.  
 Alt. 2760-1924.

*Restored to Calendar.*

1175-25-A.....F.D. ....622-640 W. 57th st., Man.  
 L. C. 30398.

901-25-BZ.....B.B.B. ...1305-1309 Gates ave., Bklyn.  
 N. B. 16196-1925.

267-25-A.....F.D. ....34-36 Pine street, Man.  
 F-71072.

217-25-A.....F.D. ....317 E. 170th st., Bx.  
 L. C. 26255.

216-25-A.....F.D. ....313 E. 170th st., Bx.  
 L. C. 245.

215-25-A.....F.D. ....309 E. 170th st., Bx.  
 L. C. 261.

214-25-A.....F.D. ....307 E. 170th st., Bx.  
 L. C. 24.

## CODE.

F.D. ....Fire Department  
 H.D. ....Health Department  
 B.B.B. ....Bureau of Buildings, Broo  
 B.B.M. ....Bureau of Buildings, Manha  
 B.B.Q. ....Bureau of Buildings, Qu  
 B.B.R. ....Bureau of Buildings, Richm  
 B.B.Bx. ....Bureau of Buildings, B  
 T.H.D. ....Tenement House Departm

## CALL OF CLERK'S CALENDAR TUESDAY, JUNE 29, 1926, AT 2 P. M.

### *Building Zone Cases.*

19-26-BZ.  
 APPLICANT—Edward P. Doyle, for William C  
 man, owner.  
 PREMISES—1659-1667 St. Marks avenue, Brooklyn  
 APPLICATION, under section 21 of the building  
 resolution,  
 TO PERMIT in a residence district the erection  
 maintenance of a garage for the storage of  
 than five (5) motor vehicles.

239-26-BZ.  
 APPLICANT—Robert J. Berran, for Queens  
 Development Company, Inc., owner.  
 PREMISES—1890-1900 Gravesend avenue, Broo  
 APPLICATION, under section 21 of the building  
 resolution,  
 TO PERMIT in a business district the erection  
 maintenance of a garage for the storage of  
 than five (5) motor vehicles, a gasoline s  
 station and a motor vehicle repair shop.

250-26-BZ.  
 APPLICANT—Gilbert Murtha, owner.  
 PREMISES—Southeast corner of Laurel Hill  
 vard and 22nd street, Elmhurst, Borou  
 Queens.  
 APPLICATION, under section 21 of the buildin  
 resolution,  
 TO PERMIT in a business district the erection an  
 tenance of a garage for the storage of mo  
 five (5) motor vehicles.

272-26-BZ.  
 APPLICANT—William F. Regan, for Beardsley  
 Co., owner.  
 PREMISES—553-563 Atlantic avenue, Brooklyn  
 APPLICATION, under section 21 of the buildin  
 resolution,  
 TO PERMIT in a business district the erect  
 maintenance of a gasoline service stati

282-26-BZ.  
 APPLICANT—Dora Rosenthal, for Dora R  
 and Herbert F. Rosenthal, owners.  
 PREMISES—419 10th street, Brooklyn.  
 APPLICATION, under section 21 of the build  
 resolution,  
 TO PERMIT in a residence district the change  
 pancy in part from residence to business



# CALENDAR

26-BZ.  
 LICANT—Morris Whinston, for Harris Levy, owner.  
 MISES—2748 White Plains road, The Bronx.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.  
 LICANT—William F. Doyle for Waldman Bros., Inc., owner.  
 MISES—1551-1555 Coney Island avenue, Brooklyn.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

26-BZ.  
 LICANT—William F. Doyle, for 1375-1383 Broadway Corp., lessee.  
 MISES—1375-1383 Broadway and 121-133 West 37th street, Manhattan.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a two-times height district the erection and maintenance of the street wall to a height in excess of the limiting height prescribed by the zone resolution.

26-BZ.  
 LICANT—William F. Doyle, for Max Brickner and Herman Zucker, owners.  
 MISES—Northwest corner of Cooper avenue and Fresh Pond road, Ridgewood, Queens.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a gasoline service station.

26-BZ.  
 LICANT—John J. Gilmartin, for Brian G. Hughes, Jr., owner.  
 MISES—East side of Cedar avenue, 93 ft. 11 in. south of west 179th street, The Bronx.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ.  
 LICANT—Harry M. Sushan, for Katinka Petersen, owner.  
 MISES—746 Fourth avenue, Brooklyn.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the extension in height for an additional story of a one-story motor vehicle repair shop.

26-BZ.  
 LICANT—Eugene De Rosa, for Emerdyke Realty Corp., owner.  
 MISES—4915-4923 Broadway, Manhattan.  
 LICATION, under sections 7b and 21 of the building zone resolution,  
 PERMIT the extension from a business district into a residence district of a proposed theatre building.

JUNE 29, 1926, 10 A. M.

## Appeals from Administrative Orders.

- 1320-25-A—South side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens.  
 85-26-A—328-340 Teneyck street, Brooklyn.  
 262-26-A—638 54th street, Brooklyn.  
 114-23-A—473-475 Broome street, Manhattan.  
 241-26-A—596-614 Lenox avenue, Manhattan.  
 248-26-A—100 Review avenue, L. I. City, Borough of Queens.  
 275-26-A—Southwest corner of Van Alst and Harris avenues, L. I. City, Borough of Queens.  
 896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
 315-26-A—West side of Mickle place, 125 ft. south of 36th avenue, Bayside, Borough of Queens.  
 321-26-A—126-134 Stewart avenue, Brooklyn.  
 347-26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.  
 356-26-A—28-30 West 38th street, Manhattan.  
 305-26-A—East side of Southern boulevard, 975 ft. east of 185th street, The Bronx.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 29, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 159-26-BZ—Application, February 25, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Albert J. Schwarzler, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cromwell avenue and West 169th street, The Bronx.

CAL. NO. 210-26-BZ—Application, March 12, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter S. Thomson, owner, to permit in a business district the erection and maintenance of a gasoline selling station and also garages for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 169th street, The Bronx.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. NO. 175-26-BZ—Application, March 1, 1926, under sections 7e and 21 of the building zone resolution, of Joseph Leone, architect, on behalf of Edward H. Litchfield, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-307 5th street, Brooklyn.



# CALENDAR

CAL. NO. 263-25-BZ—Application, May 18, 1926, under section 21 of the building zone resolution, of Harry Schwartz and William Lipitz, applicants, on behalf of Isotta Motors, Inc., owner, to permit in a business district the maintenance of a motor vehicle repair shop on the first story (previously dismissed); premises 131 West 52nd street, Manhattan.

CAL. NO. 303-26-BZ—Application, April 7, 1926, under sections 7a and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Mary G. Conboy, owner, to permit partly in a residence district and partly in a business district the alteration, extension and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 405-413-423 44th street, northeast corner of Fourth avenue, Brooklyn.

CAL. NO. 332-26-BZ—Application, April 16, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John C. Gaffney, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3617 Bainbridge avenue, The Bronx.

CAL. NO. 346-26-BZ—Application, April 20, 1926, under section 7e of the building zone resolution, of James Kearney, applicant, on behalf of Edward Morrison, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 116-122 West 100th street, Manhattan.

CAL. NO. 595-25-BZ—Application, May 18, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marie Carberry, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises west side of Third avenue, 80.74 ft. south of East 182nd street, The Bronx.

CAL. NO. 820-25-BZ—Application, June 1, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corporation, owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes (reopened on June 1st for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**JUNE 29, 1926, 2 P. M.**

## *Petitions for Variations.*

964-25-S—1364-1370 Broadway, Manhattan.

1238-25-S—744-754 Washington street and 51-55 Bethune street, Manhattan.

1230-25-S—424 Broome street, Manhattan.

70-18-S—535 West Broadway, Manhattan.

1160-25-S—1337 Gates avenue, Brooklyn.

258-26-S—243 East 35th street, Manhattan.

259-26-S—219-229 West 40th street, Manhattan.

265-26-S—29 West 15th street, Manhattan.

269-26-S—51-57 West 39th street, Manhattan.

270-26-S—509-519 Eighth avenue and 304-306 West street, Manhattan.

271-26-S—52 West 21st street, Manhattan.

280-26-S—142-144 Clifton place, Brooklyn.

310-26-S—63-65 Beekman street, Manhattan.

312-26-S—387-393 Fourth avenue, Manhattan.

314-26-S—135-139 West 26th street, Manhattan.

317-26-S—315-325 West 36th street, Manhattan.

320-26-S—91 Canal street, Manhattan.

1023-25-S—199-209 Steuben street, Brooklyn.

7-26-S—24-26 East 13th street, Manhattan.

328-26-S—520-530 Eighth avenue, 267-275 West 36th and 260-264 West 37th street, Manhattan.

1314-25-S—Northwest corner of Sunswick street and ter avenue, Long Island City, Borough of Queens.

## *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval of.

1279-25-SA—Teesdale Automatic Booster Fuel Oil approval of.

92-23-SA—Surface Combustion Fuel Oil Burner, approval of.

1169-23-SA—Warren Fuel Oil Pumps and Heater Seals, approval of.

259-25-SA—"Electrol" Automatic Oil Burner, approval of.

603-25-SA—Cook Automatic Electric Oil Pump, approval of.

887-25-SA—Moussette Oil Burner, approval of.

940-25-SA—Doherty Gas Oil Burner, approval of.

1032-25-SA—Melco Automatic Oil Burner, Type "A", approval of.

1193-25-SA—Paramount Fuel Oil Burner, approval of.

**THURSDAY, JULY 1, 1926, 10 A. M.**

**SPECIAL MEETING.**

## *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

**CALL OF CLERK'S CALENDAR**

**TUESDAY, JULY 6, 1926, AT 2 P. M.**

## *Building Zone Cases.*

208-26-BZ.

APPLICANT—Belefreed Garage Corporation, lessee.  
PREMISES—1038-1040 Forest avenue, The Bronx.  
APPLICATION, under sections 7a and 7g of the building zone resolution,

TO PERMIT in a residence district the alteration, extension of an existing garage for the storage of more than five (5) motor vehicles.

352-26-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Building Corp., owner.

PREMISES—1922-1946 Gravesend avenue, Brooklyn.



# CALENDAR

LICATION, under sections 7e and 21 of the building zone resolution,  
 PERMIT partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
 LICANT—Otto Henschel, for Ralph Crisci, owner.  
 MISES—2263-75 East 18th street, Brooklyn.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
 LICANT—The Nicholson Company, for Manor Coal Corp., owner.  
 MISES—Northeast corner of intersection of Pelham ay Park and N. Y., N. H. & H. R. R., The Bronx.  
 LICATION, under section 21 of the building zone resolution,  
 PERMIT in a residence district the erection and maintenance of a coal pocket.

6-BZ.  
 ICANT—C. A. Sandblom, for Van Wyck Realty Corp., owner.  
 ISES—13408-13420 Liberty avenue, Woodhaven, Borough of Queens.  
 ICATION, under section 7b of the building zone resolution,  
 ERMIT in a residence district extending from a business district the erection and maintenance of a store and theatre building.

6-BZ.  
 ICANT—William F. Doyle, for Isaac Levine, owner.  
 ISES—174-184 Vanderbilt avenue, Brooklyn.  
 ICATION, under sections 6 and 21 of the building zone resolution,  
 ERMIT partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
 ICANT—David Falconer, owner.  
 ISES—183-185 Patterson avenue, Astoria, Borough of Queens.  
 ICATION, under section 7e of the building zone resolution,  
 ERMIT in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

6-BZ.  
 ICANT—McCooey and Conroy, for Hyman Morgestern, owner.  
 ISES—1305-1309 Gates avenue, Brooklyn.  
 ICATION, under section 7g of the building zone resolution,  
 RMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board).

JULY 6, 1926, 10 A. M.

*Appeals from Administrative Orders.*

A—Northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens.

1177-25-A—17 East 10th street, Whitestone, Borough of Queens.

104-26-A—1501-1505 Shakespeare avenue, The Bronx.

266-26-A—35 Suydam street, Brooklyn.

277-26-A—South side of Woodward avenue, 165 ft. west of Flushing avenue, Maspeth, Borough of Queens.

286-26-A—226-228 Wooster street and 215-217 Greene street, Manhattan.

304-26-A—219-223 East 44th street, Manhattan.

291-26-A—Northwest corner of Baldwin street and Bradley street, The Bronx.

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

1175-25-A—622-640 West 57th street, Manhattan.

168-26-A—Southwest corner of Perry avenue and East 204th street, The Bronx.

267-25-A—34 Pine street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 6, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 322-26-BZ—Application, April 15, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Ruland Holding Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of 233rd street and Broadway, The Bronx.

CAL. NO. 344-26-BZ—Application, April 20, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Maple Court Garage, Inc., and Jennie Sorock, owners, to permit partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles; premises 1612-1626 Church avenue, Brooklyn.

CAL. NO. 351-26-BZ—Application, April 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Burlington Holding Corporation, owner, to permit in a residence district the alteration and extension of a store and factory building; premises 178-186 Parkside avenue, southeast corner of Ocean avenue, Brooklyn.

CAL. NO. 360-26-BZ—Application, April 23, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of N. E. 168th Street Corporation, owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 2831-2841 Bailey avenue, The Bronx.

CAL. NO. 290-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Max Kirsch, lessee, to permit in a business district the installation and maintenance of a gasoline service station; premises 109 Blake avenue, Brooklyn.



# CALENDAR

CAL. NO. 334-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Frank Karp Co., Inc., and Frank-sol Realty Co., Inc., owners, to permit in a residence district extending from a business district the erection and maintenance of an automobile sales-room and service station; premises 690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, The Bronx.

CAL. NO. 28-26-BZ—Application, January 11, 1926, under section 21 of the building zone resolution, of Harry Hurwit, architect, on behalf of Mano Realty Corp., owner, to permit the alteration and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 1311 Amsterdam avenue, Manhattan.

CAL. NO. 6-26-BZ—Application, January 2, 1926, under sections 7e, 7g and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Schinasi Commercial Corporation, owner (Edward I. Heyman, lessee), to permit in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles (previously denied under section 7e); premises 311 West 120th street, Manhattan.

CAL. NO. 227-26-BZ—Application, March 18, 1926, under sections 7e, 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers and Buchter, applicants, on behalf of 135 West 100th Street Corporation, owner, to permit in a business district the change of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 133-135 West 100th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JULY 6, 1926, 2 P. M.

## *Petitions for Variations.*

- 192-26-S—131 West 24th street, Manhattan.
- 1074-25-S—11-13 Emerson place, Brooklyn.
- 1178-25-S—17 East 10th street, Whitestone, Borough of Queens.
- 1115-25-S—396-400 South 2nd street, Brooklyn.
- 1119-25-S—56 Myrtle avenue, Brooklyn.
- 1152-25-S—5 Great Jones street, Manhattan.
- 97-26-S—11-13 Thatford avenue, Brooklyn.
- 105-26-S—437 Metropolitan avenue, Brooklyn.
- 193-26-S—915-919 Broadway, Manhattan.
- 220-26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.
- 229-26-S—36 West 26th street, Manhattan.
- 237-26-S—209 Pearl street, Manhattan.
- 251-26-S—167 West 29th street, Manhattan.
- 329-26-S—531-535 Eighth avenue, Manhattan.
- 330-26-S—248-256 West 39th street, Manhattan.
- 331-26-S—234-242 West 39th street, Manhattan.
- 362-26-S—118 Madison avenue, Manhattan.

## *Appliances Submitted for Approval.*

- 1280-25-SA—Queen Gas Cut-off Valve, approval of.
- 1345-25-SA—Safe Fire Oil Burner, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 382-26-SA—Grant Oil Burner, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.

JULY 13, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 211-26-A—57-73 Lincoln road, Brooklyn.
- 268-26-A—Southwest corner of Woodside and Barren avenues, Woodside, Borough of Queens.
- 273-26-A—102-106 Wooster street, Manhattan.
- 276-26-A—121-123 Greene street, Manhattan.
- 299-26-A—180-10 93rd street, Jamaica, Borough of Queens.
- 301-26-A—260-270 Ten Eyck street, Brooklyn.
- 319-26-A—At Long Island Railroad, 500 ft. south of Long avenue, Jamaica South, Borough of Queens.
- 324-26-A—1254-1256 Union street, Brooklyn.
- 1176-25-A—35-43 Meserole avenue, Brooklyn.
- 1207-25-A—166 North 5th street, Brooklyn.
- 1295-25-A—910 East 138th street, The Bronx.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 13, 1926, at 10 o'clock, in Room 1013, Municipal Building* the following matters:

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by board); premises 231 West 74th street, Manhattan.

CAL. NO. 333-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, architect, on behalf of Lichtenstein and Bernheim, owners, to permit in a business district the proposed extension of an existing wet wash laundry; premises 1885 Crotona avenue, The Bronx.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 10th street, Brooklyn.

CAL. NO. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the space required by the zone resolution; premises 51 West 11th street, Manhattan.

CAL. NO. 1241-25-BZ—Application, December 3, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant,



# CALENDAR

on behalf of David Serota, owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises east side of Utica avenue, 265 ft. 5 in. south of Farragut road, Brooklyn.

no. 201-26-BZ—Application, March 9, 1926, under sections 7g and 21 of the building zone resolution, of John Messerschmitt, applicant, on behalf of Owl Sales Service Co., Inc., owner, to permit in a residence district the extension of an existing garage for the storage of more than five (5) motor vehicles; premises 290-292 Eighth avenue, Astoria, Borough of Queens.

no. 221-26-BZ—Application, March 15, 1926, under section 21 of the building zone resolution, of McIntyre and O'Leary, applicants, on behalf of Essex Shepherd & Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story; premises 930 East 178th street and 1987 Vyse avenue, The Bronx.

no. 274-26-BZ—Application, April 1, 1926, under sections 7e and 21 of the building zone resolution, of John De Hart, applicant, on behalf of Ida M. Hewitt, owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 3349-3351 East Tremont avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**JULY 13, 1926, 2 P. M.**

*Appeals from Administrative Orders.*

6-A—82-96 White street, Brooklyn.  
6-A—2873 Bainbridge avenue, The Bronx.  
5-A—307 East 170th street, The Bronx.  
5-A—309 East 170th street, The Bronx.  
5-A—313 East 170th street, The Bronx.  
5-A—317 East 170th street, The Bronx.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, July 26, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

no. 198-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of Hugh Mulligan, applicant, on behalf of 353 Lexington Avenue Corporation, owner, to permit in a residence district the alteration and change of occupancy in part from residence use to business use; premises 349-353 Lexington avenue, southeast corner of East 40th street, Manhattan.

no. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

**JULY 20, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

335-26-A—31-33 Pine street, Manhattan.  
357-26-A—140 Nassau street, Manhattan.  
381-26-A—408 Concord avenue, The Bronx.  
385-26-A—2598-2604 Atlantic avenue and 88 Sheffield avenue, Brooklyn.  
386-26-A—8823 Avenue L, Brooklyn.  
1296-25-A—North side Pierce avenue, from Sixth to Seventh avenues, L. I. City, Borough of Queens.  
77-26-A—550 West 252nd street, The Bronx.  
359-26-A—34 35th street, Brooklyn.  
393-26-A—Southwest corner Kingsland avenue and Luydig place, Corona, Borough of Queens.  
1161-25-A—848-852 Washington street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 20, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**JULY 20, 1926, 2 P. M.**

*Petitions for Variations.*

116-26-S—53 Jackson avenue, Long Island City, Borough of Queens.  
261-26-S—27-29 Broadway and 1-7 Dunham place, Brooklyn.  
292-26-S—230-232 West 39th street, Manhattan.  
306-26-S—64-70 West 36th street, Manhattan.  
313-26-S—58-64 West 40th street (14th floor), Manhattan.  
316-26-S—17 East 55th street, Manhattan.  
336-26-S—171-177 Varick street and 59-69 Charlton street, Manhattan.  
235-26-S—228 East 51st street, Manhattan.  
309-26-S—254-258 West 35th street, Manhattan.  
374-26-S—207 Canal street, Manhattan.  
378-26-S—171 Sixth avenue, Manhattan.  
430-26-S—203 West 38th street, Manhattan.  
1162-25-S—848-852 Washington street, Manhattan.  
1298-25-S—599-603 Fifth avenue, Brooklyn.  
295-26-S—442 West 13th street, Manhattan.  
338-26-S—552-554 West Broadway, Manhattan.



# CALENDAR

379-26-S—159 Varick street, Manhattan.  
413-26-S—113 East 30th street, Manhattan.  
480-26-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

## *Appliances Submitted for Approval.*

187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
298-26-SA—Aladdin Oil Burner, approval of.  
340-26-SA—Shaw Oil Burner, approval of.

**JULY 27, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

1254-25-A—Certificate of approval for combustible mixture (Flit).  
1206-25-A—147 Lombardy street, Brooklyn.  
396-26-A—119-121 Bleecker street, Manhattan.  
398-26-A—237-239 Madison avenue, Manhattan.  
429-26-A—306-310 West 52nd street, Manhattan.

**JULY 27, 1926, 2 P. M.**

## *Petitions for Variations.*

380-26-S—30 Union square, Manhattan.  
383-26-S—36 West 17th street, Manhattan.  
384-26-S—521-525 Sixth avenue and 103-107 West street, Manhattan.  
387-26-S—350 Sixth avenue, Manhattan.  
389-26-S—301-307 Seventh avenue (15th floor), Manhattan.  
390-26-S—301-307 Seventh avenue (6th floor), Manhattan.  
391-26-S—301-307 Seventh avenue (4th floor), Manhattan.

**FRIDAY, SEPTEMBER 17, 1926, 10 A. M.**  
**SPECIAL MEETING.**

## *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING.

FRIDAY MORNING, June 18, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

### RULES.

598-19-SR.  
PETITIONER—Superintendent of Bureau of Buildings, Manhattan.  
SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.  
APPEARANCES—  
For Petitioner: Messrs. L. D. Becker, J. J. Cosgrove, Geo. C. LeBlanc, N. A. Arvintz, Kaudman and Brown.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to Thursday, July 1, 1926, 10 a. m.

217-21-SR.  
PETITIONER—Superintendent of Bureau of Buildings, Manhattan.  
SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.  
APPEARANCES—  
For Petitioner: Messrs. L. D. Becker, J. J. Cosgrove, Geo. C. LeBlanc, N. A. Arvintz, Kaudman and Brown.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to Thursday, July 1, 1926, 10 a. m.

Adjourned 2.10 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JUNE 22, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held on Tuesday morning, June 15, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, June 15, 1926, were approved as printed in the Bulletin No. 25, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

243-26-A.  
APPELLANT—The Kalbfleisch Corporation, lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—82-96 White street, Brooklyn.  
APPEARANCES—  
For Appellant: William J. Grace.  
ACTION OF BOARD—Laid over to July 13, 1926, at 2 p. m., on request of appellant's representative.

164-26-A.  
APPELLANT—Ballard Oil Equipment Co., for Manhattan Realty Corp., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—2873 Bainbridge street, Bronx.

APPEARANCES—  
For Appellant: David Kaufman.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to July 13, 1926, 2 p. m., to correct papers on appeal.

889-25-A.  
APPELLANT—Hemmerdinger Estate Corp., owner.  
SUBJECT—Application for reopening, modification of resolution, appeal from order of fire commissioner.  
PREMISES AFFECTED—S. S. of Dry Harbor, 80 feet from L. I. R. R., Glendale, E. of Queens.



# MINUTES

## APPEARANCES—

For Appellant: C. L. Weiser.  
ACTION OF BOARD—Request to reopen laid over to July 6, 1926, at 2 p. m., pending report by Inspector Maher of fire prevention bureau.

5-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for City Corrugated Paper Products Co., owner.

SUBJECT—Application for reopening, appeal from order of fire commissioner.

PREMISES AFFECTED—622-640 West 57th street, Manhattan.

## APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Appeal reopened and set for public hearing July 6, 1926, at 10 a. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

A.

APPELLANT—Luke Flanagan for Hanover Fire Insurance Company, owner.

SUBJECT—Application for reopening, appeal from order of fire commissioner.

PREMISES AFFECTED—34 Pine street, Manhattan.

## APPEARANCES—

For Appellant: Luke Flanagan.

ACTION OF BOARD—Appeal reopened and set for hearing June 29, 1926, at 10 a. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

A.

APPELLANT—A. Spencer Feld, for Rose Shapanka, owner.

SUBJECT—Application for reopening, formerly dismissed for lack of prosecution, re: appeal from order of fire commissioner.

PREMISES AFFECTED—307 East 170th street, The Bronx.

## APPEARANCES—

For Appellant: A. Spencer Feld.

ACTION OF BOARD—Appeal reopened and set for hearing July 13, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

APPELLANT—A. Spencer Feld, for Joseph Sturman, owner.

SUBJECT—Application for reopening, formerly dismissed for lack of prosecution, appeal from order of fire commissioner.

PREMISES AFFECTED—309 East 170th street, the Bronx.

## APPEARANCES—

For Appellant: A. Spencer Feld.

ACTION OF BOARD—Appeal reopened and set for hearing July 13, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

216-25-A.

APPELLANT—A. Spencer Feld, for N. Bikopsky, owner.

SUBJECT—Application for reopening, formerly dismissed for lack of prosecution, appeal from order of fire commissioner.

PREMISES AFFECTED—313 East 170th street, The Bronx.

## APPEARANCES—

For Appellant: A. Spencer Feld.

ACTION OF BOARD—Appeal reopened and set for hearing July 13, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

217-25-A.

APPELLANT—A. Spencer Feld, for Nathan Kozlow, owner.

SUBJECT—Application for reopening formerly dismissed for lack of prosecution, appeal from order of fire commissioner.

PREMISES AFFECTED—317 East 170th street, the Bronx.

## APPEARANCES—

For Appellant: A. Spencer Feld.

ACTION OF BOARD—Appeal reopened and set for hearing July 13, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

1294-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Wallabout Merchants Warehouse Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—412-414 Flushing avenue, Brooklyn.

## APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.. 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

247-26-A.

APPELLANT—Charles Sheres for John H. Sturk & Son, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—283 Rider avenue, the Bronx.

## APPEARANCES—

For Appellant: Charles Sheres, John H. Sturk.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(247-26-A)

WHEREAS, Charles Sheres, for John H. Sturk & Son, lessees, filed, March 23, 1926, an appeal from an order of the fire commissioner, affecting premises 283 Rider avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated March 4, 1926, Order No. 33207-LC, reads:

"Inspection of premises No. 283 Rider Avenue, Bronx, shows that you are conducting a non-storage garage in a building of frame construction in violation of Section 5, Paragraph 4, Chapter 5 and Section 90, Chapter 5 of the Code of Ordinances.

"You are therefore ordered to

"1. Remove all motor vehicles, the fuel tanks of which are not empty from above premises and discontinue the maintenance of a garage."

and

WHEREAS, the premises consist of a plot of ground 25 ft. by 125 ft. in area; the rear portion being used for the storage of builder's material and on the front portion is a frame building, one story in height, 25 ft. by 46 ft. in area, being OCCUPIED for the storage of lime and cement, an office and also as a garage for the storage of one motor truck; and

WHEREAS, appellant contends that no gasoline, other than that in the tank of the car, is stored on the premises; that the garage portion of the building is fire-retarded, and that fire pails, on hooks along the walls, have been provided.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than one motor truck, the property of the lessee, used in the conduct of the business on the premises, shall be permitted; that said truck shall be stored in the front portion of the one-story structure; that the garage portion of this structure shall be fire-retarded with plaster boards and metal; that not more than one door between garage and the material-loading area shall be permitted, this door to be fireproof and self-closing; that the existing door between garage portion and office shall be closed up and permanently sealed; that there shall be no gasoline storage equipment maintained on the premises; and that the above appeal is *granted* for a temporary period of two (2) years from the date of this action.

257-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Devoe & Raynolds Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Commissioner Guilfoyle .....	1

THE RESOLUTION:

(257-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Devoe & Raynolds Co., Inc., owner, filed, March

25, 1926, an appeal from an order of the fire commissioner affecting premises Nos. 383-393 Hamilton avenue and 567-577 Smith street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated tober 27, 1925, reads (Order No. 86147-F):

"1. Install a standpipe system with risers 4 in diameter, tested to withstand a pressure of 3 per square inch, extending from cellar to roof necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway sure."

and

WHEREAS, the premises consist of nine (9) ad non-fireproof buildings, connected by doorways 1, 2, 4 stories (63 ft.) in height, 140 ft. by 216 ft. and irregular, in depth, about 37,760 sq. ft. in area at 1st 34,322 sq. ft. at 2nd story, 18,434 sq. ft. at 3rd story 17,000 sq. ft. at 4th story; OCCUPIED for the maintenance of paint and putty; 1st story, 50 persons; 2nd 70 persons; 3rd story, 45 persons; 4th story, 20 persons

WHEREAS, the appellant contends that each building separated by fire doors; that the largest single building less than 10,000 sq. ft. (building No. 9), which is fireproof; that the group of buildings are equipped with a sprinkler system, consisting of two 14,000 gallon tanks and two 9,000 gallon pressure tanks.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing premises height, area and dimensions shall not be increased; all horizontal openings shall be protected with self-closing fireproof doors on both sides; that all exits required by law as modified by action of board shall be provided and maintained; and that the entire premises shall be protected throughout with an approved two-source sprinkler system; also with an approved central office watchman's supervision system; and that the conditions as to occupancy shall otherwise remain unchanged.

158-26-A.

APPELLANT—Wm. H. Gompert, for Board of Fire Commissioners, City of New York, owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—N. E. cor. of Flushing and Highland avenues, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: Charles Tilgner and William H. Tucker.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh .....	4
Negative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	0
Absent .....	0

THE RESOLUTION:

(158-26-A)

WHEREAS, William H. Gompert, for City of New York, owner, filed, February 25, 1926, an appeal from an order of the fire commissioner, affecting premises north corner of Flushing and Highland avenues, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 30, 1924, reads (Order No. 58932):

"1. Install a standpipe system with riser 4 in diameter tested to withstand a pressure of 3 per square inch, extending from cellar to roof necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway sure."



# MINUTES

cellars and roofs), placed within main stairway enclosure.”;

WHEREAS, the building is non-fireproof, four stories (52 ft. in height, 200 ft. by 125 ft., irregular (approximately 10,000 sq. ft.) in area; subdivided by structural steel and glass partitions into three approximately equal units; OCCUPIED as a training school for teachers; 1st story, 525 persons; 2nd story, 525 persons; 3rd story, 530 persons; 4th story, 82 persons; and

WHEREAS, appellant contends that the building is provided with two 2 in. standpipes, one in each wing, supplied from a 3 in. street connection to the 8 in. city main; the city main is fed one way only and has a hydrostatic pressure of 40 pounds per sq. in. *Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is

190-26-A.

APPELLANT—Ballard Oil Equipment Co., for Mary Meadow, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—3973 Saxon avenue, The Bronx.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(163-26-A)

WHEREAS, David Kaufman, for Mary Meadow, owner, February 26, 1926, an appeal from an order of the fire commissioner, affecting premises No. 3973 Saxon avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated January 19, 1926, reads (Order No. 32880-LC):

“2. Provide fuel oil pump or pumps of a type approved by the Board of Standards and Appeals, as Rule 11, Sec. a of the Fuel Oil Rules.”;

WHEREAS, the building is non-fireproof, two stories in height, 19 ft. 9 in. by 42 ft. in area; OCCUPIED as a garage; and

WHEREAS, a fuel oil burning system has been installed consisting of a 550 gallon fuel oil storage tank, buried on the premises, a Ballard Super Domestic Oil Burner, grade “A” oil; a Cook Electric Pump and the necessary valves and piping to make a complete installation;

WHEREAS, appellant requests a temporary permit, pending approval of the pump by the board.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that only so far as the installation and operation of the fuel oil pump is concerned, pending inspection and approval by a committee of the board as to pump, and which a petition for appeal is on file, *on condition* that the fuel oil burning system shall comply with the fuel oil rules in all other respects.

190-26-A.

APPELLANT—Matthew W. Del Gaudio, for 10-Minute Auto Laundry Co., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—619-621 East Fordham road and 2521 Hughes avenue, The Bronx.

APPEARANCES—

For Appellant: E. H. MacLeod.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(202-26-A)

WHEREAS, Matthew W. Del Gaudio, for 10 Minute Auto Laundry Co., Inc., owner, filed, March 10, 1926, an appeal from a decision of the fire commissioner, affecting premises Nos. 619-21 East Fordham road and 2521 Hughes avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated February 19, 1926, reads (Applic. No. 2374-24):

“1. Water boiler may not be permitted in garage, same must be separated by unpierced fire wall with entrance to outer air only.

“2. Sump pit may not be permitted.”;

and

WHEREAS, the building is non-fireproof, one story in height, 50 ft. by 100 ft. in area; OCCUPIED as an automobile laundry (limited to storage, preparatory to washing, of five cars at one time); and

WHEREAS, there has been installed, for washing automobiles, a trough-like arrangement (pitched to one end where the sump is located), from the bottom and sides of which hot water is sprayed for this purpose; for heating the water an automatic gas water heater has been installed; and

WHEREAS, appellant contends that the sump (which is connected to the oil separator) operates in a manner similar to the oil separator and that it is cleaned daily; that the oil separator is of an approved type; and proposes to provide for the water heater a separate fireproof block compartment, with ventilating skylight over same.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than one gas water-heater shall be maintained on 1st story, enclosed in fire-proof partitions, with not more than one opening therein, provided with self-closing fireproof door, and a concrete sill not less than 12 in. above floor level shall be provided; that said enclosed room shall be ventilated by fixed louver skylight at the roof; that a reservoir constructed of concrete shall be maintained for the accumulation of the floor surface water, with no connection to the drainage system of the premises, discharging through an oil separator of approved type; that no gasoline storage equipment shall be maintained on the premises; and that the building shall not be increased in height, area or dimension.

190-26-A.

APPELLANT—The Continental Iron Works, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—North side of Calyer street, 430 ft. west of West street, Building A, and south side of Calyer street, 380 ft. west of West street, Building B., Brooklyn.

APPEARANCES—

For Appellant: Frederick E. Slocum.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(190-26-A)

WHEREAS, The Continental Iron Works, for Estate of Thomas P. Rowland, owner, filed, March 5, 1926, an appeal from an order of the fire commissioner, affecting premises north side of Calyer street, 430 ft. west of West street, Building "A", and south side of Calyer street, 380 ft. west of West street, Building "B", Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 26, 1926, reads (Order No. 1585-LC):

"1. Install a 4 in. standpipe in 2 story frame machine shop, same to be installed in accordance with Chapter 5, Section 581, Code of Ordinances. Plans and specifications in duplicate to be filed with and approved by the Fire Department before work can be commenced.

"2. Install a 4 in. standpipe in the one and one-half story frame and corrugated iron building, same to be installed in accordance with Chapter 5, Sec. 581 of the Code of Ordinances. Plans and specifications in duplicate to be filed with and approved by the Fire Department before work can be commenced."

and

WHEREAS, the premises consist of several frame buildings, two of which are designated on plans as "A" and "B", one story (20 ft. 5 in. and 23 ft.) in height, 205 ft. 6 in. by 90 ft. and 212 ft. by 47 ft., about 18,495 sq. ft. and 9,964 sq. ft. in area, respectively; Building "B" is covered with corrugated iron. OCCUPIED: Building "A", machine shop, 12 persons; Building "B", iron work shop, 25 persons; and

WHEREAS, the appellant contends that the buildings are provided with fire alarm boxes, fire tanks with an adequate number of fire pails, fire extinguishers, and the premises kept constantly under patrol by watchmen; and

WHEREAS, this is a group of buildings, conducted and maintained as iron works, open on three street fronts and the East River.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing one-story buildings shall not be increased in height, area or dimension; that the buildings shall be equipped throughout with an approved fire alarm system with central office connection to fire headquarters; that watchman patrol service shall be maintained; that all fire pails, fire extinguishers and sand pails, as required by the fire commissioner, shall be provided.

216-26-A.

APPELLANT—Jean Jeame, for J. Odell Whitenack, owner.

SUBJECT—Appeal from decision of fire commissioner. PREMISES AFFECTED—231-233 West 18th street, Manhattan.

APPEARANCES—

For Appellant: J. Odell Whitenack.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin ..... 4  
Negative: Commissioner Guilfoyle ..... 1  
Absent ..... 0

## THE RESOLUTION:

(216-26-A)

WHEREAS, Jean Jeame, for J. Odell Whitenack, owner, filed, March 13, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 231-233 West street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 30, 1925, reads (Order No. 88217-F):

"1. Provide a separate and distinct system of automatic *Sprinklers* throughout building having at least one source of water supply, \* \* \*";

and

WHEREAS, the building is non-fireproof, three stories above ground and cellar (40 ft. above curb level) in height, 92 ft. by 92 ft. in area; separated into two sections by a partition wall; having openings therein, open on the street, basement and 1st stories and protected with fireproof doors on the upper stories. OCCUPIED: Cellar, storage for builder's plant; basement, ornamental iron shops; 1st story, garage (for commercial car) and also woodworking shop; 2nd story, woodworking shop and dwelling at the rear portion; 3rd story, offices and also dwelling, approximately 40 persons in the entire premises; and

WHEREAS, appellant contends that the garage portion of the premises is fireproof and proposes to fire-retard the portion of that portion of the woodworking shop (on 2nd story) beneath the dwelling occupancy on the 2nd story and proposes, further, to provide a portable chemical extinguisher on wheels.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the woodworking portion of the premises shall not be increased in area and shall be equipped with a one-source sprinkler system, with a 4 in. direct connection to city main; that the garage area shall be limited to one (1) automobile, the property of the owner, and premises, used in conjunction with the business conducted on the property; and that the garage portion shall be entirely enclosed in fireproof construction, any opening from the interior of building equipped with self-closing fireproof door or rolling iron shutter.

231-26-A.

APPELLANT—Oilheat Systems, Inc., for Angela E. Egan, owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—517 83rd street, Brooklyn.

APPEARANCES—

For Appellant: Knute Olsen.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(231-26-A)

WHEREAS, Oilheat Systems, Inc., for Angela E. Egan, owner, filed, March 19, 1926, an appeal from an order of the fire commissioner, affecting premises No. 517 83rd street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 2, 1926, reads (Order No. 1040-LC):

"15. Discontinue the use of fuel oil storage tanks of the gravity or pressure type, as provided in 34 of the Fuel Oil Rules."

and

WHEREAS, the building is non-fireproof, two stories above ground and cellar (40 ft. above curb level) in height, 22 ft. by 60 ft. in area; OCCUPIED as a dwelling; and



# MINUTES

WHEREAS, there has been installed a 60 gallon tank, an approved Powerlight Burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant contends that, under the fuel oil rules, a 60 gallon gravity tank is permissible when used as an oil storage tank, and requests permission to use same without a permit.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted on condition, and only so long as a single 60 gallon storage tank shall not be increased, in which event the tank is to be equipped in accordance with the rules as to oil tank, etc.; that a manually-operated valve shall be installed on the supply line between tank and burner; and that the tank equipment otherwise shall be installed in accordance with the fuel oil rules for domestic service, with the exception of the requirement as to pump; and that the oil burning equipment otherwise shall comply with the rules in all respects.

-A.

APPELLANT—Sloan and Robertson, for Eastern Offices, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—424-442 Lexington avenue, Manhattan.

APPEARANCES—

For Appellant: John Frick.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

RESOLUTION:

(493-26-A)

WHEREAS, Sloan and Robertson, for Eastern Offices, Inc., filed, June 1, 1926, an appeal from a decision of the fire commissioner, affecting premises Nos. 424-442 Lexington avenue, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated March 31, 1926, reads (N. B. Applic. No. 824-1926):

1. The area of the premises is over 46,000 square feet, four risers should be provided.

2. No more than 100 feet of hose is allowed at each outlet. Sufficient outlets must be provided to cover fire floor area.

3. An intermediate gravity tank must be provided at each 300 feet of height or fraction thereof.”;

WHEREAS, the proposed building is fireproof, 29 stories (9 in.) in height, 224 ft. by 275 ft. (exceeding 46,000 sq. ft. area at typical floors). OCCUPANCY: 30 offices story; and

WHEREAS, the appellant proposes to install three (3) standpipes, one in each of the three stairwells, with an additional outlet and rack extending into the corridor on each floor from each of the two easterly rising stairwell lines and including the 16th story; also to install a 4,000 gallon tank 20 ft. above main roof and an intermediate gravity tank at 17th story level, causing about 85 1/4 psi pressure at lowest point of pipe lines; to install pressure reducing valves where the pressure exceeds 85 psi; otherwise the standpipes to conform with the rules of the board; the appellant contends that the plans for the building have been approved by the superintendent of buildings with three stairways.

Resolved, that the decision of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted, as to Item 1, on condition that all stairhalls as

required by law shall be provided with standpipe equipments installed therein throughout; as to Item 2, on condition that all outlets in stairhall enclosure shall be equipped with hose length not exceeding 125 ft., sufficient to cover all floor areas; as to Item 3, only so far as it affects the installation of one additional intermediate tank, on condition that approved pressure reducing valves, where required, shall be installed; that the standpipe system otherwise shall comply with the rules in all respects; and that the use and occupancy of building shall be restricted to business offices throughout.

308-26-A.

APPELLANT—Thomas W. White, for Sinclair Refining Co., lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—1117-1163 Grand street, Brooklyn.

APPEARANCES—

For Appellant: Thomas W. White.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Report of committee adopted and appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(308-26-A)

WHEREAS, Thomas W. White, for Sinclair Refining Co., lessee, filed, April 9, 1926, an appeal from a decision of the fire commissioner, affecting premises Nos. 1117-1163 Grand street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated March 31, 1926, reads (Applic. No. 670-26):

“1. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade level, and such tanks must be separated from each other by not less than one foot of solid concrete, well tamped into place as per Section 111, Subdivision 5 of Article 8 of Chapter 10.”;

and

WHEREAS, the premises consist of a large plot of ground, 406 ft. by 145 ft. (irregular) in depth, bounded on the north and east sides by Newtown Creek, upon which an oil storage plant is being erected; and

WHEREAS, the appellant proposes to install one 50,000 gallon gasoline tank, one kerosene and one furnace oil tank, each of 25,000 gallons capacity, eight gasoline and two kerosene tanks, each of 15,000 gallons capacity, all to be erected upon concrete foundations above the ground level, separated into batteries not exceeding 50,000 gallons, each battery surrounded by reinforced concrete dyke walls enclosing an open space equal to 1 1/2 times the volume of tanks; and

WHEREAS, the appellant contends that the plant is erected upon filled in ground at tidewater level; that there are two fire hydrants within 50 ft. from the plant; furthermore, the appellant proposes to equip the tanks with an approved type of chemical fire-fighting apparatus, together with whirling water sprays, vents, manholes, etc.; and

WHEREAS, a committee of the board visited the premises and reports:

Cal. No. 308-26-A;

Premises 1117-63 Grand Street, Brooklyn.



# MINUTES

## REPORT OF INSPECTION.

The full Board visited these premises on May 14, 1926, for personal observation.

This is an appeal from an order of the Fire Commissioner requiring the burial of all storage tanks in connection with proposed liquid oil storage plant located on Newtown Creek.

The property is approximately 406 ft. long along Grand Avenue; approximately 133 ft. in depth from Grand Ave. to Newtown Creek. It is intended as a local distributing commercial sales plant.

The property is bounded on the westerly line by Grand Avenue, running into Metropolitan Avenue, having, at this point, an extensive public highway frontage on the westerly side. To the south, 65 ft. distant from this property, is a building material storage yard, with great heaps of building sand, brick, etc. The northerly and easterly boundary of the property is on Newtown Creek. The entire plot is a low lying strip of land of mud river bottom exposed at low tide.

The Board recommends granting of the appeal omitting the requirement as to the entire burial of the tanks, *on condition* that there shall be not more than one (1) 50,000-gallon single storage tank for gasoline, and not more than eight (8) 15,000-gallon gasoline tanks, together with two (2) tanks of 15,000-gallon capacity for kerosene, one (1) 25,000-gallon kerosene storage tank, and one (1) 25,000-gallon furnace oil storage tank; and *on further condition* that the 50,000-gallon tank for gasoline shall be enclosed in a separate reinforced concrete reservoir, and that there shall be not more than two (2) 15,000-gallon tanks in any other single reservoir.

The entire oil storage tanks shall be enclosed with reinforced concrete walls from 12 ft. to 14 ft. 6 in. in height, providing reservoirs of not less than 150 per cent in excess of the tank capacity so enclosed.

From the top of the concrete wall to the top of the tanks, there shall be constructed brick walls of approved masonry as flame deflectors.

All tanks shall be equipped with an acceptable liquid fire extinguishing medium, and each tank shall also be equipped with whirling water sprays, vents, manholes, etc.; and there shall be maintained a driveway at the southerly end of the premises between this property and the adjoining property to the south, an open driveway of not less than fifteen (15) feet in width, unincumbered for its entire distance from Grand Avenue to Newtown Creek.

Plans shall be returned to this Board for approval as to location and equipment in accordance with the foregoing stipulations.

Submit for consideration.

(Signed) WILLIAM E. WALSH,  
HENRY L. CONNELL,  
JOHN KENLON,  
JAMES P. HOLLAND,  
JOHN GUILFOYLE.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the burial of the tanks, *on condition* that the requirements stipulated in the report of the committee, as adopted, shall be complied with; that the equipment and maintenance of plant shall otherwise comply with the requirements of law in all respects. The plans, as to location and equipment, as stipulated in said report of committee, shall be returned to this board for its approval before they are submitted to the fire commissioner for his action thereon.

1491-21-A.

APPELLANT—Mrs. Fannie Kelly. owner.

SUBJECT—Application for reopening—extension of permit—appeal from order of fire commissioner.

PREMISES AFFECTED—North side Hillside avenue, 400 ft. east of Nagel avenue, Manhattan.

## APPEARANCES—

For Appellant: Frank Kelly.

ACTION OF BOARD—Appeal reopened and extension of permit granted for one year.

## THE VOTE TO GRANT EXTENSION OF PERMIT—

Affirmative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle .....

Negative .....

Absent: Deputy Chief Martin .....

## THE RESOLUTION:

(1491-21-A)

WHEREAS, Fannie Kelly, owner, filed, November 30, 1925, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises north side of Hillside avenue, 400 ft. east of Nagel avenue, Manhattan; and

WHEREAS, the order of the fire commissioner, No. 4, L.C., dated January 8, 1921, reads:

"With reference to your application, dated July 1, 1920, for a permit to maintain a non-storage garage at the above location, I regret to inform you that I am without power to grant such permit because the building is of frame construction.

"Sec. 5, par. 4, Chapt. 5 of the Code of Ordinances provides that 'no change of occupancy or use shall be made in any \* \* \* now existing \* \* \* building \* \* \* unless such building conforms to the provisions of the building code with respect to buildings hereafter erected for the proposed new occupancy or use.

"Sec. 90, Chapt. 5 of the Code of Ordinances provides that \* \* \* no frame \* \* \* structure shall hereafter be built \* \* \* within \* \* \* the fire limits.

"You are, therefore, ordered to—

"1. Remove all motor vehicles, the fuel tanks of which are not empty and to discontinue the use of the premises as a non-storage garage.";

and

WHEREAS, the building is of frame and corrugated metal construction, located in a residence district, one story high, 20 ft. by 30 ft. in area; OCCUPIED as a residence for five cars; and

WHEREAS, appellant states that the building has been used as a garage since its erection in 1906 and that space has been continually rented out from 1907 until the present time and has filed affidavits as to the renting out of space since 1915; and

WHEREAS, this appeal was granted by the board of appeals at its meeting February 14, 1922, and April 28, 1925, on the conditions, and appellant requested a modification of the conditions as to time limit.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* to permit the temporary use of the building as a five-car garage for a period not to exceed one year from the date of this action.

## CASES DISMISSED.

The chairman called attention to the following cases where notices of intention to appeal were offered for filing but where, despite notices from this office, papers had not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1184-25-A)

Filed November 30, 1925—Premises 35 Sixth avenue, Manhattan. Order of the fire commissioner. Appealants, Strulson Brothers. Dismissed for failure to prosecute.

(1243-25-A)

Filed December 3, 1925—Premises 1180 Randall avenue, Bronx. Decision of the fire commissioner.



# MINUTES

pellant, Bethlehem Shipbuilding Corp. Dismissed for lack of prosecution.

(1283-25-A)

December 12, 1925—Premises southwest corner of 87th avenue and 132nd street, Richmond Hill, Borough of Queens. Order of the fire commissioner. Appellant, Oil-O-Matic Heating Service, Inc. Dismissed for lack of prosecution.

(1284-25-A)

December 12, 1925—Premises 100 Bergen avenue, Jamaica, Borough of Queens. Order of the fire commissioner. Appellant, Oil-O-Matic Heating Service, Inc. Dismissed for lack of prosecution.

(1337-25-A)

December 23, 1925—Premises 1720 Grand avenue, The Bronx. Order of the fire commissioner. Appellant, John E. McGeehan. Dismissed for lack of prosecution.

## VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Holland, Connell and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

## RESOLUTION:

WHEREAS, the foregoing appellants have filed with the board of standards and appeals, appeals from orders affecting premises in question; and

WHEREAS, the appellants have failed to complete their appeals, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are dismissed for lack of prosecution.

## BUILDING ZONE CASES.

BZ.

APPLICANT—John J. Dunnigan, for Walter Eveleth, owner.

SUBJECT—Application (re: decision of superintendent of buildings) to permit under sections 7c and 21 of the building zone resolution, in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Inwood avenue and Macombs road, The Bronx.

## APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to July 20, 1926, at 10 a. m., on request of applicant.

BZ.

APPLICANT—Hugh Mulligan, for 353 Lexington Avenue Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence use to business use.

PREMISES AFFECTED—349-353 Lexington avenue, Manhattan.

## APPEARANCES—

For Applicant: John F. Keating.

For Opposition: None.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 p. m., on request of applicant's representative.

BZ.

APPLICANT—A. J. Simberg, for Anna Shulman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the

building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes.

PREMISES AFFECTED—1661 St. Nicholas avenue, Manhattan.

## APPEARANCES—

For Applicant: A. J. Simberg.

For Opposition: Joseph Nemerson.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 p. m., on request of applicant.

901-25-BZ.

APPLICANT—McCooley and Conroy, for Hyman Morgestern, owner.

SUBJECT—Application for reopening (re: decision of superintendent of buildings), under section 7g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1305-1309 Gates avenue, Brooklyn.

## APPEARANCES—

For Applicant: Murray Riskin.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call July 6, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners,  
Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Deputy Chief Martin ..... 1

230-26-BZ.

APPLICANT—Frederick J. Flynn for Metropolitan Realty, Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a residence district the erection and maintenance of a building for business occupancy.

PREMISES AFFECTED—24-26 East 40th street, Manhattan.

## APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: Austen G. Fox, Edwin Bechtel,  
John P. Fox.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(230-26-BZ)

WHEREAS, Frederick J. Flynn, for Metropolitan Realty, Inc., owner, filed, March 18, 1926, an application, under the building zone resolution, to permit in residence district the erection and maintenance of a building for business occupancy; premises 24-26 East 40th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 22, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 40th street is in a residence and business district; Madison avenue is in a business



# MINUTES

district, and that East 39th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 8, 1926, reads (N. B. 106/26):

"1. Proposed occupancy is unlawful within a residence district. Section 3 of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 15 stories and pent house in height, with a frontage of 50 ft. and a depth of 98 ft. 9 in.; to be occupied as stores and offices; and

WHEREAS, the board deemed it would be a hardship to restrict this property in view of the fact that the premises are now occupied for garage use and that applicant was entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the use and occupancy of the premises shall be restricted to the conduct and operation of executive offices throughout; that the building zone resolution as to height, area and rear yard shall be complied with in all respects; that the facade of the building shall be of attractive architectural design; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

326-26-BZ.

APPLICANT—Jacob Lubroth, Inc., for Beardsley Realty Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

PREMISES AFFECTED—6306-6312 Bay Parkway, Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Deputy Chief Martin .....	4
Negative: Commissioner Holland .....	1
Absent .....	0

THE RESOLUTION:

(326-26-BZ)

WHEREAS, Jacob Lubroth, Inc., for Beardsley Realty Corp., owner, filed, April 16, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story; premises 6306-6312 Bay parkway (22nd avenue), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 22, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay parkway (22nd avenue), 63rd street and 64th street are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings (Applic. 487/26), rendered April 7, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of stores in a residential district."

and

WHEREAS, it is proposed to erect three adjoining buildings, each of non-fireproof construction, two stories height, with a frontage of 20 ft. and a depth of 65 ft.; to be occupied as stores on the first story and dwellings above;

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship, the premises being located between buildings now having store occupancy.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that buildings two stories in height shall be erected, the 2nd story to be occupied for dwelling purposes, and this variation is granted only so far as it affects the ground floor, street grade, for retail shops and store use; that any signs or advertising display shall be restricted to the plate glass windows of the store fronts; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

101-26-BZ.

APPLICANT—Joseph W. Roth, owner.

SUBJECT—Application (re: decisions of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the change of occupancy of a building from a conforming use to an automobile repair shop and also a poultry slaughter house.

PREMISES AFFECTED—1575-1583 6th street, Brooklyn.

APPEARANCES—

For Applicant: Joseph W. Roth.

For Opposition: David E. Adler, John Doonin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	
Absent .....	

THE RESOLUTION:

(101-26-BZ)

WHEREAS, Joseph W. Roth, for Joseph W. Roth, owner, filed, February 3, 1926, an application, under the building zone resolution, to permit in a business district the change of occupancy of a building from a conforming use to an automobile repair shop and also a poultry slaughter house; premises 1575-1583 60th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 22, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 16th avenue is in a business district; that 60th street to west of 16th avenue is an unrestricted district, and that 60th street to east of 16th avenue is in a residence district; and

WHEREAS, the decisions of the superintendent of buildings rendered January 30, 1926, read:

(Applic. No. 1360-1926)

"Proposed change in occupancy not permitted by Building Zone Resolution. Art. 2, Sec. 4a, Par. 5.

"Using a building for auto repair shop in a business district.

"Therefore, application denied."

(Applic. No. 1359-1926)

"Proposed change in occupancy not permitted by Building Zone Resolution. Art. 2, Sec. 4a, Par. 3.



# MINUTES

"Using a building for the slaughtering of animals in a business district.  
"Therefore, application denied.";

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 70 ft. and a depth of 33 ft. (irregular); to be occupied as an automobile repair shop and also a poultry slaughter house;

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

6-BZ.  
APPLICANT—Joseph Popkin, for Benny Popkin, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration, extension and use of a building as a poultry slaughter house.

PREMISES AFFECTED—402 Osborn street, Brooklyn.

APPEARANCES—  
For Applicant: Samuel Light.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(203-26-BZ)

WHEREAS, Joseph Popkin, for Benny Popkin, owner, filed, March 10, 1926, an application, under the building zone resolution, to permit in a business district the alteration and use of a building as a poultry slaughter premises No. 402 Osborn street, Borough of Brooklyn;

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 22, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Osborn street, Livonia avenue and Bedford avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 30, 1925, reads: "Proposition being contrary to Zone Resolution. Art. Sec. 4.

"Slaughtering of animals in a business district.";

WHEREAS, the existing building is of frame construction, four stories in height, with a frontage of 25 ft. and a depth of 34 ft. 8 in.; to be occupied as a poultry slaughter house;

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

13Z.  
APPLICANT—Nathan D. Shapiro, for Sarah Rosenberg, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the alteration and maintenance of a fur dyeing and dressing factory.

PREMISES AFFECTED—394 South 2nd street, Brooklyn.

APPEARANCES—

For Applicant: Nathan D. Shapiro.

For Opposition: Jacob Brenner, Alexander Kahn, A. L. Levy, George H. Kerner.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners, Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(1322-25-BZ)

WHEREAS, Nathan Shapiro, for Sarah Rosenberg, owner, filed, May 19, 1926, an application, under the building zone resolution, to permit in a business district the alteration and maintenance of a fur dyeing and dressing factory; premises 394 South 2nd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 22, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that South 2nd street and South 3rd street are both in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 30, 1925, reads:

"Proposition contrary to the Zone Resolution. Art. II, Sec. 4-a-11.

"Dyeing establishment in a business district.";

and

WHEREAS, the existing building is of non-fireproof construction, four stories in height, with a frontage of 25 ft. and a depth of 120 ft.; to be occupied as a fur dyeing and dressing factory; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

402-25-BZ.

APPLICANT—William F. Doyle, for Emma A. Justice, owner.

SUBJECT—Application for reopening—extension of time (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of East 182nd street and Folin street, The Bronx.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of time granted to complete work within one year, on original conditions.

CONDITIONS—As specified in resolution.

THE VOTE TO EXTEND TIME TO COMPLETE WORK —

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Deputy Chief Martin .....	1



# MINUTES

## THE RESOLUTION:

(402-25-BZ)

WHEREAS, William F. Doyle, for Emma A. Justice, owner, filed, April 14, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of East 182nd street and Folin street, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, October 9, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 182nd street and Webster avenue are in the business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 4, 1925, reads:

"Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 37.95 ft. and a depth of 122.10 ft. (irregular); to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the basis of appeal under section 21 of the building zone resolution was substantiated; and

WHEREAS, this application was granted by the board at its meeting, October 9, 1925, on certain conditions, and applicant requested a modification of these conditions as to the vehicular entrance on 182nd street and as to the color of brick on front, and this request was granted, and applicant now requests an extension of time to complete the work.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be restricted in height to a two-story structure; that there shall be not more than one vehicular exit or entrance on the 182nd street frontage; that the street elevations shall be finished in face brick with architectural terra cotta or stone trimmings; that the 182nd street front shall be of panel design; that the rear wall and southerly gable wall shall be unpierced throughout their entire height and length; that there shall be no advertising signs of any nature or description displayed on the 182nd street frontage; that no roof signs shall be erected or maintained and no advertising sign other than one projecting sign be erected on the Folin street front; that there shall be no vehicular exit or entrance on Folin street within 25 ft. of the corner formed by the intersection of 182nd street; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within one year from June 22, 1926.

681-25-BZ.

APPLICANT—Lee J. Eastman, for Packard Motor Car Co., owner.

SUBJECT—Application for reopening—extension of time to obtain permits (re: decision of superintendent of buildings) to permit partly in a business and partly in a residence district the erection and maintenance of an automobile showroom, sales and distributing and service station.

PREMISES AFFECTED—4650-4664 Broadway and 2-16 Sherman avenue, Manhattan.

APPEARANCES—

For Applicant: L. E. Ginn.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of time granted to obtain permits within six months and to complete work within eighteen months.

## THE VOTE TO EXTEND TIME TO OBTAIN PERMITS AND COMPLETE WORK—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative .....

Absent: Deputy Chief Martin .....

## THE RESOLUTION:

(681-25-BZ)

WHEREAS, James J. Walker, for Elizabeth Schindler, owner, filed, July 1, 1925, an application, under the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of an automobile showroom, salesroom, distributing and service station; premises 4650-4664 Broadway and 2-16 Sherman avenue, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, July 8, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sherman avenue and Broadway are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1925, in acting on N. B. App. No. 7-25, reads:

"1. Garages for more than five cars or automobile repair shops are not permitted in a business or residence district.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 18 ft. and a depth of 202 ft.; to be occupied as an automobile salesroom, showroom and distributing and service station; no gasoline storage on premises other than that in tanks for cars and in a 50-gallon portable tank necessary for refueling and discharge of cars on premises incidental to the operation and conduct of the automobile business conducted and

WHEREAS, the board deemed that applicant substantiated his basis of appeal, and that it would be a hardship to deny the adjustment requested, and the use for public garage purposes is neither requested nor invoked; and

WHEREAS, this application was granted by the board at its meeting, July 28, 1925, and on April 27, 1926, on certain conditions, and applicant requested a modification of the limit imposed.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure be limited to two stories in height above grade; that no gasoline equipment shall be maintained or installed on the premises other than portable tank of not exceeding 50 gallon capacity; that the use, conduct and operation of the structure shall be restricted to automobile manufacturer's sales and distributing agency; that no part of the structure shall be rented, leased or hired for live garage storage use; that there shall be no advertising signs or display exposed on the front of the building, other than the name and address of the business; that no portion of the roof within the business use area shall be rented, leased or hired for advertising signs or display; any roof advertising to be limited to that of the occupants or lessees of the premises, authorized under the code of ordinances; that the front elevations shall be finished substantially in accordance with the photograph reproduction filed in this case, as to design and materials; that all permits necessary for the prosecution of the work shall be obtained within six months and the building completed within eighteen months from June 22, 1926.



# MINUTES

## CASES DISMISSED.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1276-25-BZ)

Filed December 10, 1925—Premises 675-9 Rockaway avenue, Brooklyn. Decision of the superintendent of buildings. Applicant, Croker National Fire Prevention Engineering Co. Dismissed for lack of prosecution.

(1288-25-BZ)

Filed December 14, 1925—Premises northwest corner of Newtown avenue and Second avenue, Astoria, Borough of Queens. Decision of the superintendent of buildings. Applicant, Martin Heilbut. Dismissed for lack of prosecution.

(1315-25-BZ)

Filed December 18, 1925—Premises 1938 Boston road, The Bronx. Decision of the superintendent of buildings. Applicant, George W. Swiller. Dismissed for lack of prosecution.

(1318-25-BZ)

Filed December 18, 1925—Premises 330-340 West 140th street, Manhattan. Decision of the tenement house commissioner. Applicant, Rudolf Ludwig. Dismissed for lack of prosecution.

(1324-25-BZ)

Filed December 21, 1925—Premises north side of Central avenue, 96 ft. east of Merrick road, St. Albans, Borough of Queens. Decision of the superintendent of buildings. Applicant, Licari Building Corporation. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

## THE RESOLUTION:

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JUNE 22, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

126-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Express Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—131 West 24th street, Manhattan.

### APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 6, 1926, at 2 p. m., on request.

125-S.

PETITIONER—Joseph Mitchell, for I. Kaminsky, lessee.  
SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhattan.

### APPEARANCES—

For Petitioner: Joseph Mitchell.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., on request.

123-S.

PETITIONER—McKenzie, Voorhees and Gmelin, for Bell Laboratories, Inc., owner.

SUBJECT—Variation of labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—744-754 Washington street and 51-55 Bethune street, Manhattan.

### APPEARANCES—

For Petitioner: B. J. Gillroy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., on request.

1230-25-S.

PETITIONER—Rt. Rev. Joseph H. McMahon, executor of the Estate of Catherine and Mary Tone, owners.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—424 Broome street, Manhattan.

### APPEARANCES—

For Petitioner: Irene E. Henerick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., on request.

70-18-S.

PETITIONER—E. S. Willard & Company, on behalf of Louis E. Lahens, trustee, for owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—535 West Broadway, Manhattan.

### APPEARANCES—

For Petitioner: Arthur C. Bang.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 29, 1926, at 2 p. m., on request.

93-26-S.

PETITIONER—Levy-Wander, Inc., lessee.



# MINUTES

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—1600 Broadway.

APPEARANCES—

For Petitioner: Robert S. Tipping.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn; to comply.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

118-26-S.

PETITIONER—Kaufman Mfg. Co., lessee.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—321-335 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Robert Tipping.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn; to comply.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

196-26-S.

PETITIONER—George E. Strehan, for Tottenville Copper Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—300 ft. east of Bethel avenue and 50 ft. north of S. I. R. R., Tottenville, Richmond.

APPEARANCES—

For Petitioner: George E. Strehan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Deputy Chief Martin .....	1

THE RESOLUTION:

(196-26-S)

WHEREAS, George E. Strehan, for Tottenville Copper Co., Inc., owner, filed, March 8, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 300 ft. east of Bethel avenue and 50 ft. north of S. I. R. R., Tottenville, Borough of Richmond; and

WHEREAS, the order of the fire commissioner, dated February 15, 1926, reads (Order No. 67104-LD):

"1. Provide an interior stairway enclosed in fireproof partition at northwest corner of the building or carry out a proper alternative method of complying with Sec. 270 of the Labor Law.

"2. Enclose the interior stairway at southwest corner of the building in partitions built of fireproof material, as per Section 270 of the Labor Law."

and

WHEREAS, the building is fireproof, two stories in height, 75 ft. by 35 ft. in area. OCCUPIED: 1st story, toilet, shower and locker room, 50 persons; 2nd story, metallurgical

laboratory, 3 persons. EXITS: An interior fireproof stairway, extending from the 1st story to 2nd story; enclosed in brick partitions with fireproof doors at the 2nd story openings; an iron ladder to roof scuttle; ROOFS of adjoining buildings 10 ft. higher at north; and

WHEREAS, in lieu of constructing two interior fireproof stairways, the petitioner proposes to provide fireproof doors to all openings off the existing stairhall at 1st story, also to construct an unenclosed exterior iron stairway at the northwest corner of the building with casement sash window opening thereon at 2nd story; the petitioner further contends that this building is not used for factory purposes; it is only the service building for the plant, also that the entire plant is protected with an approved fire line system, accepted by the board of appeals and the fire department.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that an exterior iron stairway shall be provided at the westerly side of the northerly end of the two-story building with balcony at sill level, and iron steps from floor level to sill on the interior of the building, with fireproof casement doors at balcony level, opening out; and granted, as to Item 2, on condition that any openings in the existing brick enclosed stairhall shall be provided with self-closing fireproof doors and that a fixed double-rung iron ladder shall be provided within the 2nd story hall to a scuttle in roof; and that the building shall not be increased in height, area or dimension, and granted so long as conditions as to occupancy and use remain unchanged.

993-25-S.

PETITIONER—Thompson-Greger, Inc., owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—408-410 Broadway, Manhattan.  
APPEARANCES—

For Petitioner: M. M. Greger, Louis D. Green.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	
Negative .....	
Absent .....	

THE RESOLUTION:

(993-25-S)

WHEREAS, Thompson-Greger, Inc., owner, filed September 29, 1925, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 408-10 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 10, 1925, reads (Order No. 85007-LD):

"1. Remove the two substandard fire escapes at the rear of the building (Cortland alley) or reconstruct same as per Section 274 of the Labor Law and Rule Board of Standards and Appeals adopted May 9th, 1925.

"NOTE: Among the defects noted are the following:

"Windows on the course not fireproof self-closing.

"No 60 degree connecting stairways."

and

WHEREAS, the building is non-fireproof, 5 stories in height having a frontage of 53 ft. 8 in. on Broadway, 80 ft. 4 in. on Cortland alley and a depth of 175 ft.; separated into two sections by a fore and aft wall with openings therein on each story. OCCUPIED: 1st story, stores; 2nd story, manufacture of shirts, 15 persons; 3rd story, salesroom for sporting goods, 27 persons; 4th story and 5th story, vaca



# MINUTES

present. EQUIPPED: With a 100% sprinkler system and a fire alarm signal system. EXITS: Two interior wooden stairways, enclosed in fire resisting partitions, with metal covered doors at openings. The Broadway stairway extending from the 1st story to roof and the Cortland alley stairway extending from the 1st story to the top story. Two standard fire escapes on the Cortland alley front of the building extending from the top story to an intermediate landing below the 2nd story, with drop ladder to street. ROOFS: Of adjoining buildings are 6 feet lower; and WHEREAS, petitioner contends that the premises are amply provided with exits; that the fire escapes in question are not "This is not an Exit" and contends, further, that they would serve as an additional means of exit in an emergency.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted, only insofar as it affects the existing fire escapes, on condition that they shall be maintained structurally safe and that all required interior exits shall be provided and maintained; that the occupancy shall not exceed that allowed under No. 403-23-S by resolution of the board of standards and appeals.

PETITIONER—Patrick J. Murray, for Alice Hoffman, owner.

SUBJECT—Application for modification—variation of labor law as cited in order of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—17 East 54th street, Manhattan.

APPEARANCES—

For Petitioner: Patrick J. Murray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(28-25-S)

WHEREAS, Samuel Cohen for Alice Hoffman, owner, Jan. 8, 1925, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, decision of superintendent of buildings, affecting premises 17 East 54th street, Manhattan; and

WHEREAS, the order of the fire commissioner dated Dec. 3, 1925, reads:

Order No. 69167-LD:

1. Extend the interior stairway at the west side of building to the roof, as per Section 271 of the labor law.  
2. Arrange the fire escape on the rear of building at the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of labor law \* \* \*

Among the defects noted are the following:

Windows on course not fireproof, self-closing. No balcony provided on 4th story, roof extension. No safe passageway from termination to street."

WHEREAS, on April 21st, 1925, this case was amended to the following decision of the superintendent of buildings:

Before a Certificate of Occupancy may be issued it shall be necessary to extend the interior stairs to the roof and arrange the fire escape on the rear of building

to comply with Section 271 of the Labor Law. Among the defects noted are the following:

"Windows on course of fire escape not fireproof; self-closing; no balcony provided on 4th story roof extension; no safe passageway from termination of fire escape to street; no knobs on doors leading to fire escape."

WHEREAS, the building is non-fireproof, 5 stories in height, 20 ft. 10 in. by 100 ft. in area at the 1st, 2nd and 3rd stories and 20 ft. 10 in. by 60 ft. in area on the 4th and 5th stories; OCCUPIED: 1st story, stores and 25% manufacturing, 30 persons; upper stories showrooms and 25% manufacturing, 48 persons above the 1st story. EXITS: An interior wooden stairway, extending from the 1st story to the top story, with ladder to scuttle in roof, enclosed in fire retarding partitions with kalameined doors at openings; a fire escape with non-fireproof windows along the course thereof; on the rear of the main building, extending from the main roof to the roof of the three-story extension, with egress across this roof to a fire escape on the easterly side of the extension, with balconies and stairs to yard; with egress from the termination of fire escape by means of steps to adjoining yard to east. ROOFS: Of adjoining buildings are at the same level; and

WHEREAS, this petition was denied by the board May 19, 1925, reopened April 23, 1926, for the purpose of amendment; and

WHEREAS, the petitioner now proposes to comply with the fire department order No. 69167-LD, with the exception of providing a fireproof passageway from the termination of rear fire escapes to the street; and

WHEREAS, the petitioner contends that the present means of egress from east yard court by stairway to the yard of adjoining building at east is adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to fire commissioner's order No. 69167, item 2, and the decision of the superintendent of buildings only so far as the egress across roof, 4th story, and from the termination of the fire escape is concerned, on condition that the egress shall be provided and maintained at the yard level to the adjoining yard to the east; and that the opening to the premises to the rear on 4th story shall be maintained unlocked during working hours (premises 18 East 55th street); and that the occupancy of the entire building shall not exceed the legal capacity of the interior stairs; and that the order of the fire commissioner and the decision of the superintendent of buildings, dated April 21, 1925, be and it hereby is affirmed in all other respects, and the petition as to these other items be and it hereby is denied.

1131-25-S.

PETITIONER—Philip Steigman, for 135-7 East 12th Street Corporation, lessee.

SUBJECT—Petition for variation of the labor law as cited in a decision and order of the superintendent of buildings.

PREMISES AFFECTED—135-7 East 12th street, Manhattan.

APPEARANCES—

For Petitioner: Philip Steigman.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(1131-25-S)

WHEREAS, Philip Steigman for August Van H. Stuyvesant, owner, filed November 4, 1925, a petition for variation from the requirements of the labor law, as cited in a decision and order of the superintendent of buildings, affecting prem-



# MINUTES

ises Nos. 135-7 East 12th street, Borough of Manhattan; and

WHEREAS, the decision and order of the superintendent of buildings, rendered July 2nd, 1925, and May 25, 1926, respectively, read (Alt. 1237-1925):

"2. Provide a safe and unobstructed passageway from the foot of the fire-escape to the street."

(Exit order No. 105.)

"You are hereby notified that the building known as No. 137 East 12th Street, in The City of New York, does not conform to section 161 of the Building Code in the respects noted below:

"You are hereby directed to enclose the interior stairway from basement to roof with fire-resisting partitions, properly fire-stopped at floor levels. All doors in inclosure to be fireproof or hardwood self-closing."

and

WHEREAS, the premises consist of two non-fireproof buildings, each 4 stories in height and each 20 ft. by 32 ft. in area; there being a rear porch on the 2nd story of each section. OCCUPIED: 1st story, stores; 2nd story, stores, 3 persons in each section; 3rd story, tenant factory, 3 persons in each section; 4th story, tenant factory, 6 persons in each section. EXITS: An interior wooden stairway in each building, extending from the 1st to top story, enclosed in wood and plaster partitions with wooden doors at openings. A PROPOSED party wall fire escape on the rear of the premises, having fireproof windows along the course thereof, extending from the roof to yard. With egress from yard to street through stores on the 1st story (of building in question); and

WHEREAS, petitioner contends, in view of the small occupancy, that the existing means of egress are adequate; and

WHEREAS, the matter before the board was a question of variation of the labor law as to egress from the termination of the fire escape.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

39-26-S.

PETITIONER—Bencele Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—74 Foster avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION—

(39-26-S)

WHEREAS, Samuel Rosenblum, for Bencele Realty Corporation, owner, filed May 4, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 74 Foster avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 19, 1925, reads (Order No. 87246LD):

"2. Extend both interior stairways to roof, as per Section 270 of the Labor Law.

"3. Provide a secondary means of exit from office, 2nd story, southeast corner as per Section 270 of the Labor Law.

"4. Enclose the stairway at the west side with partitions of fireproof material extending from 1st story

to roof, as per Section 270 of the Labor Law."; and

WHEREAS, the building is non-fireproof, the northerly portion being 2 stories and the southerly one story in height, 100 ft. by 110 ft. 6 in. in area at 1st story and 100 ft. by 40 ft. 8 in. in area above, subdivided into 2 sections, on the 1st story, by a fireproof partition. OCCUPIED: 1st story, west, manufacture of disinfectants, 4 persons; 1st story, east, enamelling, 12 persons; 2nd story, west, office of disinfectant company, 5 persons; 2nd story, east, office and also enamelling and spraying, 5 persons. EXITS: An interior wooden stairway, extending from the 1st story to 2nd story, closed on the 1st story in fireproof partitions (with fireproof doors at openings) and fire retarded above the 2nd story. An open accommodation iron stair, in the east section, leading from the 1st to 2nd story; a fire escape on the south side center of the building, having non-fireproof openings along the course thereof, extending from the south side of the 1st story extension to the yard; with EGRESS on the south side of the building, leading to the termination of the fire escape by means of opening in a fence, leading to premises to south, with open egress to street. ROOFS of adjoining buildings: 6 ft. 4 in. low to east; and

WHEREAS, petitioner contends, in view of the light occupancy, that the existing means of exit are adequate.

Resolved, that the order of the fire commissioner be and the same hereby is affirmed, and that the petition be and it hereby is denied.

156-26-S.

PETITIONER—Samuel Rothbard, for John J. Cavanaugh, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—142 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rothbard, John J. Cavanaugh.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Deputy  
Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(156-26-S)

WHEREAS, Samuel Rothbard, for John J. Cavanaugh, owner, filed February 25, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 142 West 32nd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated February 5, 1926, reads (Alt. Applic. No. 194-26):

"1. Building erected under N. B. application No. 194-26, 1919 for business use. Certificate of occupancy No. 194-26 issued.

"Exit facilities must conform with Section 270 of the Labor Law."; and

WHEREAS, the building is non-fireproof, 3 stories in height, 20 ft. by 49 ft. in area. OCCUPIED: 1st story, stores, 4 persons; 2nd story, printers, 4 persons; 3rd story, embroidery, 8 persons. EXITS: An interior wooden stairway, extending from the 1st story to roof; enclosed in non-fireproof partitions of wood and glass paneled doors at openings. ROOFS of adjoining buildings, to east and west, one story lower; and

WHEREAS, petitioner proposes to construct stair hall enclosure fire resisting with self-closing fireproof doors at openings and to provide on the front of the building a degree fire escape with counter-balanced drop ladder guides and to provide fireproof windows on the 2nd story



# MINUTES

WHEREAS, under Cal. No. 859-25-S, the board of standards and appeals granted a modification.  
*Resolved*, that the board of standards and appeals does by *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that the requirements stipulated under resolution No. 859-25-S) shall be complied with, and that the conditions of occupancy shall remain substantially unchanged.

1926-S.  
PETITIONER—John Joseph Carroll, for Simon Roth, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—560-564 DeKalb avenue, Brooklyn.

APPEARANCES—

For Petitioner: John Joseph Carroll.

For Administration: Inspector Maher of fire department.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(162-26-S)

WHEREAS, John Joseph Carroll, for Simon Roth, owner, February 26, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the Fire Commissioner, affecting premises Nos. 560-564 DeKalb avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 5, 1925, reads (Order No. 87929-LD):

"1. Provide an additional means of exit from 2nd story remote from the present exit, as per Rule 3, Board of Standards and Appeals adopted July 29th, 1924."

WHEREAS, the building is non-fireproof, 2 stories in height, by 26 ft. in area. OCCUPIED: For the manufacture of wooden heels; 1st story, 7 persons; 2nd story, 5 persons. EXITS: One interior open wooden stairway, at the side of building, extending from the 1st to 2nd story and interior open wooden stairway, on the east side of building, extending from the 2nd story to bulkhead on ROOFS of adjoining buildings: To east, same level; to west, 8 ft. lower; and

WHEREAS, petitioner, in lieu of providing a standard fire escape proposes to erect at the easterly window of the 2nd story a fire escape balcony with sliding drop ladder to street and goose neck ladder to roof.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that an exterior iron balcony with drop ladder in shall be provided on the easterly end of building, 2nd story at street front; and that the conditions as to occupancy and use shall remain substantially unchanged.

1926-S.  
PETITIONER—James W. Byrnes, for Thomas F. Peterson, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—753-755 Lexington avenue, Brooklyn.

APPEARANCES—

For Petitioner: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(213-26-S)

WHEREAS, James W. Byrnes, for John F. Fellows, owner, filed March 12, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 753-5 Lexington avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 11, 1925, reads (Order No. 799-28-LD):

"1. Provide an additional means of exit from every floor of the building, same to be located at north side of buildings, as per Rule 3, Board of Standards and Appeals, adopted July 29, 1924."

and

WHEREAS, the building is non-fireproof, 2 stories in height, 36 ft. by 98 ft. in area; OCCUPIED as a laundry, 1st story, 11 persons; 2nd story, 14 persons. EXITS: An interior non-fireproof stairway, extending from the 1st story to top story; enclosed in wood partitions, fire retarded on factory side, with wood doors at openings. ROOFS of adjoining buildings: To west, 6 ft. lower; to east, 10 ft. lower; and

WHEREAS, petitioner contends that there is a space of only 2 ft. from the rear of the building to the rear lot line and proposes to erect on the rear of the building a 2 ft. wide fire escape extending from the 2nd story to yard (with gooseneck ladder to roof); with fireproof openings along the course thereof; EGRESS from termination of proposed fire escape by means of open yard to hallway (leading to Greene avenue) of dwelling at rear.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from termination of fire escape on condition that the connecting stairs shall be at an angle of not more than 60 degrees; that egress shall be maintained from the rear yard, through open, unencumbered hallway to Greene avenue; and that the fire escapes shall conform to the rules of the board of standards and appeals in all other respects.

1927-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for B. H. Simon Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—252-258 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Norwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(997-25-S)

WHEREAS, Croker National Fire Prev. Eng. Company for B. H. Simon Company, lessee, filed, September 29, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 252-8 West 37th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 3, 1925, Order No. 81823-LD, reads:



# MINUTES

"1. Remove all partitions not built of incombustible material as per Sections 262 and 270 of the Labor Law.";  
and

WHEREAS, the building is fireproof, 18 stories in height, 93 ft. 9 in. by 98 ft. 9 in. in area. OCCUPIED: 1st story, stores; upper stories, offices, show rooms and manufacturing, approximately 50 persons per story; petitioner occupying the easterly portion of the 5th story as offices, show rooms and stock room for dresses; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that no manufacturing is done on the premises; that the partitions enclosing the tenants' hall, office and show rooms are ornamental sheetrock partitions, extending to the ceiling; petitioner proposes to cut and reduce the height of these partitions so as to be 18 in. below the ceiling and to provide glass panels from the top of same to ceiling; requests the acceptance of these partitions and proposes to remove all other combustible partitions; and

WHEREAS, this building is practically a new one, having been built within the last three or four years;

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1006-25-S.

PETITIONER—Croker National Fire Prevention Eng. Co., for Merry Maid Wedding Dress Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—252-258 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(1006-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Merry Maid Wedding Dress Company, lessee, filed, October 1, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 252-8 West 37th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, Order No. 81786-LD, reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";  
and

WHEREAS, the building is fireproof, 18 stories in height, 93 ft. 9 in. by 66 ft. 2 in. in area. OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing (mostly dresses and coats), approximately 50 persons per story, petitioner occupying the easterly portion of the 14th story as offices, showrooms and manufacture of dresses; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the office, showrooms and sample rooms are enclosed in 7 ft. high ornamental wood partitions and are so arranged as not to interfere with the sprinkler system, and requests that these partitions be

permitted to remain, and proposes to remove all other combustible partitions; and

WHEREAS, this building is practically a new structure, having been built since the enactment of the labor law, within the last three or four years.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

998-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Feld, Franken Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioner: Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(998-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Feld, Franken Company, lessee, filed, September 29, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 270-76 West 38th street and 554-558 Eighth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 23, 1925, Order No. 80775-LD, reads:

"1. Remove all partitions not built of incombustible material, as per Sections 262 and 270 of the Labor Law.";  
and

WHEREAS, the building is fireproof, 20 stories in height, 133 ft. 3 in. by 98 ft. 9 in. in area. OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing, approximately 50 persons per story, petitioner occupying part of the West 38th street front of the 8th story as offices, showrooms and manufacturing women's clothes; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways extending from the 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that the office, showrooms and sample rooms are enclosed in 7 ft. high ornamental wood partitions and are so arranged as not to interfere with the sprinkler system; and requests that these partitions be permitted to remain, and proposes to remove all other combustible partitions; and

WHEREAS, this building is practically a new one, having been built within the last three or four years.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

999-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Bramson Brothers, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Petition denied.  
THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(999-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Bramson Brothers, lessees, filed, September 1925, a petition for variation from the requirements of labor law, as cited in an order of the fire commissioner, affecting premises 501 Seventh avenue, Borough of Manhattan;

WHEREAS, the order of the fire commissioner, dated 7, 1925, Order No. 81986-LD, reads:

"1. Remove all partitions not built of incombustible material, as per Sections 262 and 270 of the Labor Law."

WHEREAS, the building is fireproof, 17 stories in height, 98 ft. by 244 ft. in area (irregular). OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing (principally women's suits and cloaks), approximately 50 persons per story (petitioner occupying the central portion of the 16th story as offices, showrooms and stockrooms for women's coats); EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Three interior fireproof stairways extending from 1st story of roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that no manufacturing is done on the premises in question; that fireproof partitions separate the premises of petitioner from the rest of the tenants on this story; that the partitions do not interfere with the sprinkler system, and requests the acceptance of the ornamental interior hall, office and showroom partitions, and proposes to remove all other combustible partitions; and

WHEREAS, this building is practically a new one, having been built within the last three or four years.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

5-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Linde & Rubin, lessees.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

RESOLUTION:

(1000-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Linde and Rubin, lessees, filed, September 29, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 501 Seventh avenue, Borough of Manhattan;

WHEREAS, the order of the fire commissioner, dated 7, 1925, Order No. 81985-LD, reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 98 ft. by 244 ft. in area (irregular). OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing (principally women's suits and cloaks), approximately 50 persons per story (petitioner occupying the eastern portion of the 16th story as offices, showrooms and stockrooms for dresses); EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Three interior fireproof stairways extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and

WHEREAS, petitioner contends that no manufacturing is done on the premises in question; that fireproof partitions separate the premises of petitioner from the rest of the tenants on this story; that the partitions do not interfere with the sprinkler system, and requests the acceptance of the ornamental interior hall, office and showroom partitions, and proposes to remove all other combustible partitions; and

WHEREAS, this building is practically a new structure, having been built since the enactment of the labor law, within the last three or four years.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1005-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Bennie Wiesen, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—501 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(1005-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Bennie Wiesen, lessee, filed, October 1, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 501 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, Order No. 82001-LD, reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 17 stories in height, 98 ft. by 244 ft. in area (irregular). OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing (principally women's suits and cloaks), approximately 50 persons per story (petitioner occupying the eastern portion of the 8th story for offices, showrooms and stockrooms for dresses); EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Three interior fireproof stairways extending from 1st story to roof, enclosed in fireproof partitions with fire doors at openings; and



# MINUTES

WHEREAS, petitioner contends that no manufacturing is done on the premises in question; that fireproof partitions separate the premises of petitioner from the rest of the tenants on this story; that the partitions do not interfere with the sprinkler system, and requests the acceptance of the ornamental interior hall, office and showroom partitions, and proposes to remove all other combustible partitions; and

WHEREAS, this building is practically a new one, having been built within the last three or four years.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

27-26-S.

PETITIONER—Mortimer J. Downing, for Martina Downing, lessee.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—22 East 65th street and 750 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: Richard Ely and Mortimer J. Downing.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(27-26-S)

WHEREAS, Mortimer J. Downing, for W. R. Betts, owner, filed, January 11, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 22 East 65th street and No. 750 Madison avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated August 7, 1925, read:

(Order No. 83631-LD)

"1. Provide exit signs, letters to be at least 8 in. in height, at all means of egress with a red light over all such exits for use in time of darkness, as per Section 272 of the Labor Law."

(Order No. 83632-LD)

"1. Arrange the doors leading to the stairways on all stories upon which five or more persons are employed, so as to open outwardly without obstructing the stairways, as per Section 271 of the Labor Law."

"2. Provide a door opening on interior stairs at west end of building, 3rd story. Section 271 of the Labor Law."

"3. Arrange the doors leading to stairway at street so as to open outwardly, as per Section 271 of the Labor Law."

(Order No. 83633-LD)

"1. Remove the substandard fire escapes on the front of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9th, 1924.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 93 ft. in area. OCCUPIED: 1st story, stores; 2nd story, showroom, 1 person; 3rd and 4th stories, dwelling apartments; 5th story, workroom (dressmaking), 19 persons. EXITS: An interior wooden fireproof stairway, extending from the 1st story to top story; enclosed in wooden partitions with wooden doors at openings; a fireproof stairway at the rear of the building extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a substandard fire escape on the

northwest street front of the building, with balconies on the 2nd, 3rd and 4th stories, connected by vertical ladder and openings glazed with wire glass along the course thereof; ROOFS of adjoining building to west 4 ft. higher; and

WHEREAS, petitioner contends, as to Order No. 8363-LD, that the two dwelling apartments and the showroom on 2nd story would be disfigured by the proposed exit sign as to Order No. 83632-LD, Item 1, contends that the door in the premises do comply with the order; Item 2, contends that the 3rd story is occupied for dwelling purposes, and that the door is not a necessity; and Item 3, contends that this order applies to the main entrance door and that said door is a costly and highly ornamental structure a hardship would result if compelled to alter it to conform with the order; as to Order No. 83633-LD, petitioner contends that the fire escape is not a needed legal means of exit but would be of use to the fire department in the event of a fire; that it is highly ornamental and to remove would disfigure the building; and

WHEREAS, the board deemed that the orders of the fire commissioner are reasonable and not excessive; and

WHEREAS, the reasonable minimum exit requirements are not provided for the 19 girls employed on the 5th story in the dressmaking workroom.

*Resolved*, that the orders of the fire commissioner be and they hereby are *affirmed*, and the petition be and it hereby is *denied*.

150-26-S.

PETITIONER—Mortimer J. Downing, for Martina Downing, lessee.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—22 East 65th street and 750 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: Richard Ely and Mortimer Downing.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(150-26-S)

WHEREAS, Mortimer J. Downing, for W. R. Betts, owner, filed, February 23, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 22 East 65th street and 750 Madison avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 28, 1925, reads (Order No. 84424-LD):

"1. Arrange the doors in the partition which separates the floor area on 2nd story, so that same will be double-swinging, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 93 ft. in area. OCCUPIED: 1st story, stores; 2nd story, showroom, 1 person; 3rd and 4th stories, dwelling apartments; 5th story, workroom (dressmaking), 19 persons. EXITS: An interior wooden fireproof stairway, extending from the 1st story to top story; enclosed in wooden partitions with wooden doors at openings; a fireproof stairway at the rear of the building extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a substandard fire escape on the northwest street front of the building, with balconies on the 2nd, 3rd and 4th stories, connected by vertical ladder



# MINUTES

enings glazed with wire glass along the course thereof;  
DOORS of adjoining building to west 4 ft. higher; and  
WHEREAS, petitioner contends that folding doors are in-  
lled in the partition in question, located on the showroom  
or, and that they are always open during business hours;  
1  
WHEREAS, these doors separate the front and rear exits  
the 2nd story.  
Resolved, that the order of the fire commissioner be and  
hereby is *affirmed*, and the petition be and it hereby  
denied.

7-25-S.  
PETITIONER—Edward P. Doyle, for 159 West 27th  
Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of  
fire commissioner.

PREMISES AFFECTED—153-159 West 27th street, Man-  
hattan.

PEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(1237-25-S)

WHEREAS, Edward P. Doyle, for 159 West 27th Street  
Corp., owner, filed December 2, 1925, a petition for varia-  
tion from the requirements of the labor law, as cited in an  
order of the fire commissioner, affecting premises Nos.  
153-159 West 27th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated No-  
vember 17, 1925, reads (Order No. 87186-LD):

"Inspection shows the following to be necessary to  
make the above premises comply with the requirements  
of the Labor Law.

"1. Remove all articles and wares from stairway en-  
closures at east side of building on first story, as per  
Rule 5 of the Board of Standards and Appeals, adopted  
7/29/24.

"Note: Candy Stand.";

WHEREAS, the building is fireproof, 12 stories in height,  
by 98 ft. in area; OCCUPIED as a tenant factory, ap-  
proximately 460 persons above the 1st story. EQUIPPED:  
a sprinkler system and a fire alarm signal system.  
S: Two interior fireproof stairways, extending from  
1st story to roof, enclosed in fireproof partitions with fire  
doors at openings; an outside iron stairway, on the west  
side of the building, extending from roof to yard with  
fireproof enclosure from termination by means of freight entrance to  
and

WHEREAS, there is a candy stand located in the stairway  
enclosure on the 1st story, at the east side of the building;

WHEREAS, petitioner contends that the candy stand is lo-  
cated in such a position as to offer no obstruction in the  
stairway leading to the street from the termination of  
the 1st stairway and that there is a clear space of 8 ft.  
between the stand and the westerly wall of the passage-

Resolved, that the order of the fire commissioner be and it  
is *affirmed*, and the petition be and it hereby is

S.  
PETITIONER—John Hessler, for Hessler Realty Corp.,  
owner.

SUBJECT—Variation of labor law, as cited in orders of  
fire commissioner.

PREMISES AFFECTED—38 Paynter ave., Long Island  
City, Borough of Queens.

PEARANCES—

For Petitioner: John Hessler.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin..	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(722-25-S)

WHEREAS, John Hessler, for Hessler Realty Corp.,  
owner, filed July 8, 1925, a petition for variation from the  
requirements of the labor law, as cited in orders of the fire  
commissioner, affecting premises No. 38 Paynter avenue,  
Long Island City, Borough of Queens; and

WHEREAS, the orders of the fire commissioner, dated June  
13, 1925, read (Order No. 80185-LD):

"1. Extend the fireproof enclosure of the front  
stairway to 3 ft. above the roof as per Section 270 of  
the Labor Law.

"2. Arrange the stairway at the rear of building so  
that same conforms to Section 270 of the Labor Law.

"Among the defects noted are the following:

"Not constructed of incombustible material. The fire-  
proof enclosure does not extend 3 ft. above the roof."

(Order No. 80186-LD)

"1. Arrange bars on windows on east side of cellar  
story and on all sides of 1st story so as to be readily  
movable or removable from both sides in such a man-  
ner as to afford the free and unobstructed use of such  
windows for purposes of egress as per Section 272 of  
the Labor Law.";

and

WHEREAS, the building is non-fireproof, 2 stories in height,  
25 ft. by 100 ft. in area. OCCUPIED: Factory, 1st story,  
45 persons; 2nd story, 30 persons. EXITS: An interior  
iron stairway at the Paynter avenue front, extending from  
the 1st story to top story; enclosed in 4 in. terra cotta  
block partitions with fire doors at openings; and a wooden  
stairway at the rear of the building extending from the  
1st to top story, enclosed in 8 in. brick walls, with fire  
doors at openings; and

WHEREAS, there are five windows in the easterly wall of  
the basement; and also two windows in the northerly wall  
of the building on the 1st story protected with iron bars;  
and

WHEREAS, petitioner contends that the existing means of  
egress are adequate.

Resolved, that the order of the fire commissioner, No.  
80185-LD, be and it hereby is *modified*, and the petition be  
and it hereby is *granted*, as to Item 1, on condition that the  
stairhall enclosure shall be of fireproof material, extending  
to the underside of roof boards, any opening therein to be  
provided with a fireproof self-closing door; as to Item 2,  
*granted on condition* that the stair enclosure shall be of  
fireproof construction, any openings therein protected with  
fireproof, self-closing doors; and that a fixed vertical iron  
ladder shall be provided from top story hall to scuttle in  
the roof; that Order No. 80186-LD of the fire commis-  
sioner be and it hereby is *modified*, and the petition as to  
Item 1 be and it hereby is *granted* only so far as it affects  
the two windows at the street front on condition that two  
exits direct from the 1st story shall be provided to the street  
at front and rear of building.

14-26-S.

PETITIONER—Samuel Rosenblum, for F. Livingston Pell,  
owner.



# MINUTES

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—23 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(14-26-5)

WHEREAS, Samuel Rosenblum, for F. Livingston Pell, owner, filed January 5, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 23 West 32nd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 25, 1925, reads:

"4. Egress from termination of fire escape should comply with Section 274.";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 23 ft. 9 in. by 64 ft. 9 in. in area, having a 4 story non-fireproof extension at rear 34 ft. by 13 ft. in area; OCCUPIED for offices, show rooms and manufacturing, 1st story, store; 2nd story, 20 persons; 10 persons on each story above the 2nd story and not more than 25 persons above the 2nd story engaged at manufacturing; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story; enclosed in wood lath and plaster partitions with fire doors at openings; an iron ladder from the main roof to the 4 story extension roof and a 60 degree fire escape on the easterly gable wall of the building, having fireproof openings along the course thereof, extending from the 4 story extension roof to the 2nd story balcony, with a 45 degree stationary stair to yard; with EGRESS from the termination of the fire escape by means of open yards at rear. ROOFS of adjoining buildings, to east, 7 stories higher; to west, 2 stories higher; and

WHEREAS, petitioner contends that direct egress may be had from the termination of the fire escape to the yard of the adjoining building and requests the acceptance of this condition in view of the light occupancy of the premises under consideration.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of fire escape, on condition that the occupancy of these premises shall not exceed 25 persons above 2nd story, and that the yard between these and adjoining premises to the east shall be maintained open; that iron stairs shall be provided from the concrete roof of cellar extension of adjoining structure at yard level to first story window of adjoining hotel, with egress through adjoining hotel premises to street.

1269-25-S.

PETITIONER—William G. Walters, for 598 8th Ave. Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—594-598 Eighth avenue and 272 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: William G. Walters.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(1269-25-S)

WHEREAS, William G. Walters, for 598 8th Avenue Corporation, owner, filed, December 9, 1925, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 594-598 Eighth avenue and 272 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered May 14, 1926, N. B. Applic. No. 424-1925, reads:

"12. Glass in store front should conform to the provisions of Section 264 of Labor Law and Rule 503 Industrial Code. Glass in 1st, 2nd and 3rd stories both 8th Avenue and 39th Street fronts should comply with the provisions of Section 264 of Labor Law and Rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, 20 stories in height, facing two streets; having a frontage of 100 ft. on West 39th street and 39 ft. 9 in. on Eighth avenue. OCCUPIED: 1st story, stores; upper stories, showrooms and light manufacturing, 75 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: T interior fireproof stairways, extending from the 1st story, roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows in both the West 39th street and Eighth avenue walls of the building on the 1st, 2nd and 3rd stories, glazed with plate glass; the maximum area of the glass on the 1st story being 116 sq. ft.; on the 2nd story 28 sq. ft. and on the 3rd story 27 sq. ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest three stories and would affect the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on three lower stories of street front, on condition that the openings shall be equipped with approved metal frames and sash, glazed with 1/4" polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

256-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Devoe & Raynolds Co., Inc., owner.

SUBJECT—Variation of labor law as cited in orders of commissioner.

PREMISES AFFECTED—383-393 Hamilton avenue and 567-577 Smith street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(256-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Devoe & Raynolds Co., Inc., owner, March 25, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire



# MINUTES

Commissioner, affecting premises Nos. 383-393 Hamilton avenue and Nos. 567-577 Smith street, Borough of Brooklyn; and WHEREAS, the orders of the fire commissioner, dated October 20, 1925, reads:

(Order No. 86143-LD)

"1. Arrange the doors leading to the stairway on all stories west southerly side upon which five or more persons are employed, so as to open outwardly without obstructing the stairway, as per Section 271 of the Labor Law."

(Order No. 86140-LD)

"1. Arrange the stairway on northwest side of building (Smith Street side) so that same leads direct to street, as per Section 271 of the Labor Law."

"2. Extend the interior stairway on the Smith Street side of building to the roof, as per Section 271 of the Labor Law. SEE NOTE."

"3. Provide an interior stairway from 1st story to 2nd story in building No. 4, facing Gowanus Canal, as per Rule 3 of the Board of Standards and Appeals adopted July 29th, 1924."

WHEREAS, the premises consist of a plot of ground having frontage of 327 ft. on Gowanus Canal, 140 ft. on Hamilton avenue and 216 ft. on Smith street, upon which is located a paint plant of Devoe and Reynolds Co., Inc., consisting of a group of nine fireproof and also non-fireproof, one, two and four-story buildings; Building No. 9 (the one in question in re: Order No. 86143-LD) being fireproof, four stories in height, 140 ft. by 140 ft. (irregular) in area; EQUIPPED with a sprinkler system, 15 persons per story above the 1st story; the stairway in question (located on Hamilton avenue front) extending from the 1st story to the roof; Building No. 2 (the one in question in re: Items 2 and 3 of Order No. 86140-LD) is non-fireproof, four stories in height, and has a frontage of 95 ft. on Smith street a depth of 60 ft.; EQUIPPED with a sprinkler system; the stairway in question (at the Smith street front) is open and extends from the 1st story to the top story, 15 persons above the 1st story; Building No. 4 (the one in question as to Item 3, Order No. 86140-LD) is non-fireproof, two stories in height, having a frontage of 80 ft. on Gowanus Canal and a depth of 97 ft.; 1st story, no occupancy; 2nd story, 20 persons; and

WHEREAS, petitioner, in re: Order No. 86143-LD, contends that the building is fireproof and sprinklered and that the present stairway, in view of the horizontal exits, is adequate for the occupancy of 15 persons per story; in re: Items 2 and 3 of Order No. 86140-LD, contends that in view of the horizontal exits, that the stairway in question does not provide an adequate means of exit; and in re: Item 3 of Order No. 86140-LD (in re: Building 4), contends that there are four means of egress from each floor of this building, i. e., the horizontal exits.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted, as to Items 2 and 3 of Order No. 86140-LD (Item 1) and 86140-LD (Item 2), giving the action of the board of review, dated January 19, on condition that the stipulations of such action be complied with; and as to Order No. 86140-LD (Item 3), the petition be and it hereby is granted on condition that the existing horizontal exits shall be maintained and protected with self-closing fireproof doors on all sides of openings; and granted so long as conditions as

to occupancy and use remain substantially unchanged, and that the requirements of all resolutions affecting these premises and which were adopted by this board shall be complied with.

## CASE DISMISSED.

The chairman called attention to the following case, where notice of intention to petition was offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1008-25-S)

Filed October 2, 1925—Premises west side of Bronx River place (Baldwin street), 133 ft. north of Bradley street, The Bronx. Order of the fire commissioner, labor law. Petitioner, Noesting Pin Ticket Co., Inc. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

WHEREAS, the foregoing petitioner having filed with the board of standards and appeals a petition for the variation of the labor law, affecting the premises in question; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the petition be and it hereby is dismissed for lack of prosecution.

## APPLIANCES SUBMITTED FOR APPROVAL.

187-26-SA.

PETITIONER—Sundh Electric Company, Inc.

SUBJECT—Approval of Sundh Closed Circuit Tank Alarm System.

APPEARANCES—None.

ACTION OF BOARD—Laid over to July 20, 1926, pending test and report by fire department.

815-25-SA.

PETITIONER—New Way Hydrogen Gas Generator Company, owner.

SUBJECT—Approval of New Way Gas Generator Burner.

APPEARANCES—

For Petitioner: William G. McCrea.

ACTION OF BOARD—Petition disapproved.

## THE VOTE TO APPROVE—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

## THE RESOLUTION:

(815-25-SA)

WHEREAS, petitioner filed with the board a petition for approval of the New Way Hydrogen Gas Generator Burner; and

WHEREAS, the board deemed said device did not comply with the requirements necessary for its approval.

Resolved, that the petition be and it hereby is denied.

Adjourned 6.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Nassau street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Nassau street. Price, 30c; by mail, 35c.



# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, May 25, 1926, as they appeared in Bulletin No. 22, Vol. XI, are hereby corrected to read as follows:

### THE RESOLUTION:

(106-26-S)

WHEREAS, Samuel Rosenblum, for Simon J. Harding, owner, filed, February 5, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 29 Mangin street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated January 16, 1926, reads (Alt. Applic. No. 2001-1925):

"10. Stair enclosure must be fire retarded in accordance with Rule 504 of the Industrial Code.";

and

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 100 ft. 2 in. in area at 1st story and 25 ft. by 95 ft. 2 in. in area above. OCCUPIED: 1st floor, storage; 2nd floor, front, apartment, 2 persons; rear, vacant at present; 3rd floor, manufacturing coats, 25 persons; 4th floor, manufacturing suits, 30 persons; 5th floor, vacant at present; 6th floor, rear, manufacturing coats, 18 persons;

\*Correction—Number "20" in line 41 changed to number "26".

front, vacant at present; 7th floor, vacant at present; vacant floors when occupied will not exceed capacity of interior stairs (28 persons per story); EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story; enclosed in wood studs, covered with wood sheathing, ½ in. plaster board and stamped metal on both sides, with fireproof doors; openings; a 60 degree fire escape on the rear of the building, having fireproof self-closing windows along the course thereof, extending from the roof to the yard; with EGRESS from the termination of the fire escape by means of door in fence leading to yard of premises to north; ROOF of adjoining buildings to north 6 stories lower, to south 2 stories lower; and

WHEREAS, petitioner contends that the occupancy is not hazardous and proposes to cover the existing partitions with 26 gauge metal.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the existing enclosure, to wit, 7/8 in. tong and groove boarding on both sides of the stair and the enclosure, shall be covered with ½ in. plaster board with 26 gauge stamped metal, lapped seams, and fire stopped between the floor beams throughout, all openings to be equipped with self-closing fireproof doors opening out, and granted only so long as conditions as to occupancy and use shall remain unchanged.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of a definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, where machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## RULES FOR THE CONSTRUCTION AND INSTALLATION OF GAS SHUT-OFF VALVES, ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, JANUARY 11, 1924.

RULES FOR GAS SHUT-OFF VALVES TO COMPLY WITH ORDINANCE AMENDING ARTICLE OF CHAPTER 12 OF THE CODE OF ORDINANCES, RELATING TO CONTROL OF GAS IN CERTAIN BUILDINGS IN CASE OF FIRE.

1. Gas shut-off valves and accessory appliances shall include valves approved as such by the Bureau of Standards, Washington, D. C., by the Underwriters' Laboratories, Inc., Chicago, Ill., by the Associated Factory Mutual Laboratories of Boston, or other recognized standard laboratory; and all valves shall be approved and meet the requirements prescribed by the Board of Standards and Appeals.

2. Gas shut-off valves shall be installed only by corporations, firms or individuals who shall furnish evidence of their qualifications under the Code of Ordinances, to the Fire Commissioner or the Tenement House Commissioner in their respective jurisdictions.

3. Such corporations, firms, or individuals shall maintain a service station which shall be in direct communication with the Fire Department by telephone or telegraph. Location of service station and means of communication shall be on file with the Fire Commissioner, in order that the Fire Department may insure immediate service when the gas is turned off by the members of the Fire Department or in any other cause.

4. The Fire Department shall have exclusive use of gas shut-off valves to be operated in the event of fire or other emergencies.

5. All gas shut-off valves to be installed must be made of the best quality of standard materials.

### Protection of Valves:

6. The gas shut-off control shall be protected by a suitable, approved metal box, placed on the exterior of the building, which shall be connected, through a rigid metal conduit, by a cable, with the valve body placed on the exterior intake where the gas pipe enters the building, and as far as practicable to the inside face of the wall, before reaching the meters. The lock for securing box on outside wall of building shall be operative only by a Fire Department inner box key by members of the Fire Department.

7. All valve bodies shall be made of brass or bronze. A spring is used to actuate a valve in conjunction with a fusible link, it shall be of the best quality phosphor bronze.

8. The internal mechanism which acts to shut off the gas shall be securely connected with the external mechanism by a direct mechanical connection, made gas tight, so that it passes through the valve body, by a stuffing box packed with soft, well-lubricated packing, in accordance with recognized standard practice.

### Installation:

9. The valve shall be so installed as to be conspicuously displayed and readily inspected and reset by authorized persons.

10. Valves shall be located so that condensation will not accumulate in the valves; and shall be installed so that gas will flow through the valve in direction indicated on it. Valves shall be secured in piping by threaded connections or companion flanges. Combustible packing or lead shall not be used between flanges.

11. The gas main at both ends of the valve must be secured and secure to withstand the pull from the control handle. Additional non-combustible brackets or hangers shall be provided, if necessary, to secure and maintain proper installation.

11. The valve shall be enclosed in a substantial, perforated metal case, conspicuously exposed, painted red, protected by standard lock acceptable to the Fire Prevention Bureau, and shall indicate the name, telephone number and address of installer, to insure prompt service to property owner.

12. Casing of the valve on gas intake shall be kept locked to protect valve from interference and make it accessible only to authorized persons. Perforations, to allow circulation of air around fusible link, shall be provided and so arranged as to prevent tampering with valve when casing is locked.

### Control Box:

13. The control handle for the manual closing of the valve shall be in a locked metal control box having a cast iron cover conspicuously labeled with raised letters, painted red.

14. On the outside of the cover or the inside of the control box, in raised or stamped letters, or on a securely fastened metal plate, shall be displayed concise operating directions, together with the name, initials or registered trademark of the manufacturer.

15. The control box must be placed as nearly vertically above the point where the gas main enters the premises as is practicable, when this does not involve excessive length of cable and extra turns, and at a height above the sidewalk or grade, of not less than two (2) feet and not more than five (5) feet. Without special permission, the control box shall not be placed or mounted on basement window frames, or directly above basement windows or other openings, nor shall it be located behind doors or other obstructions which would prevent the Fire Department from having easy access to it.

16. Control boxes must be securely and permanently fastened. Whenever possible, they shall be fastened to a non-combustible wall, pillar or column. They shall be secured by not less than two 3/16 inch bolts or the equivalent. Unless the building is so constructed that the control box must unavoidably be secured to a wooden part, the use of wood screws is not permitted for supporting countersunk control boxes; lag bolts shall be used. When the walls are of masonry or concrete, through bolts, expansion bolts or toggle bolts shall be used. All fastenings must be arranged so that they cannot be loosened except from inside opening of the control box.

17. Control boxes may be set or recessed into the wall to a depth not greater than the depth of the box so that cover is flush with the face of the wall. Control boxes may be mounted directly on the surface of the wall.

18. The control box shall be located on the outside of the building wall, facing the street, whenever possible. When the control box is installed on an alley face of a building, or in a similar place where the control box is subject to injury from passing vehicles, etc., the control box must be thoroughly protected. This may be done by having the control box recessed, marked by waterproof red paint ring and waterproof white paint ring on the wall, or, when such protection is not available, protected by heavy iron channels or angles secured to the wall by through bolts, expansion bolts, or toggle bolts.

### Control Handles:

19. Control handles shall be of standard construction, arranged to fit the control boxes so that they may be locked without difficulty, and cable connections shall be securely made in an approved manner, according to the design of the handle.



# RULES

## Cable:

20. The connection between the valve and control handle shall be as direct as practicable, and shall consist of a single piece of stranded phosphor bronze cable not less than 3/32 inch in diameter. No splices in the cable shall be permitted.

21. It is essential that cable connections to valve and handle be securely made according to the design in each case. The cable may be slightly annealed for making ends, and, when cutting the cable, it should be taped and cut through the tape, or a small amount of solder applied where it is to be cut, so as to prevent frayed end.

## Conduit:

22. The control cable for the shut-off valve shall be run in galvanized wrought iron or steel pipe or other standard approved conduit not less than 1/2 inch in pipe size. The pipe or conduit line must be water-tight and continuous from the casing enclosing the operating mechanism of the valve to the control box on outside of building. The cable shall not be exposed at any point in its length.

23. All ends of pipe or conduit, not only at valve and control box terminals, but in the run of the piping, shall be carefully reamed so as to remove burrs and fins caused by cutting-off tools, which would interfere with the movement of the cable in the run, or cut, or wear the cable. Unions should not be employed in making joints.

24. Pipe or conduit must be rigidly and permanently secured in position. Pipe straps and hangers of standard forms may be employed for this purpose. In every case supports must be provided at points sufficiently numerous to prevent sagging. Pipe straps (if used) must be of metal of sufficient thickness to insure a permanent fastening and must be thoroughly coated to prevent corrosion.

## Bends and Offsets:

25. Bends of small radius or through much of an arc, introduce possibilities of binding of the cable or of an appreciable friction resisting the pull of the cable; therefore, approved roller fittings shall be required wherever the pipe or conduit is bent to a radius of less than 4 inches, or wherever the bend is through an arc exceeding 15 degrees, except as outlined for offsets.

26. When connections to control boxes are made from below, it is frequently necessary to make an offset in the conduit to avoid a water table or other part of a building wall. One offset of not more than 2 inches will be permitted for each installation at such points. The bends in the pipe forming the offsets must be carefully made to avoid cracking the enamel or galvanized coating, or the flattening or cracking of the pipe or conduit. The amount of offset shall not exceed 2 inches and the length of the offset shall not be less than five times the amount of the offset. For example, a 2-inch offset must be at least 10 inches long. Single offsets only shall be permitted. Double offsets are not acceptable.

## Roller Fittings:

27. For turns in the conduit greater than those mentioned above, approved roller fittings shall be used. No roller fittings turning more than 90 degrees from a straight line shall be used.

## Automatic Control:

28. The fusible link which controls actuation of the valve in the event of direct heat, shall melt at not less than 225 degrees F and shall be so arranged as to in no way interfere with the manual means of shutting off the gas which is controlled by the handle in box placed on the face of the building. Only approved fusible links shall be used. Automatic control shall in no way depend upon electric current for its operation.

## Production Tests at Factory:

29. Valves must be tight under the following tests:

(a) Valves shall be mounted in the position in which they are designed to operate. Normal city gas pressure equivalent air pressure shall be applied to the inlet side and the valve shall completely shut off the gas or air when closed as in normal operation.

(b) To determine whether the valve shuts off tight under this test, a tube shall be connected with the outside of the valve and the outer end of the tube shall be immersed in water to a depth not exceeding one (1) inch, indicating leakage by bubbles rising through the water from the end of this tube.

(c) Valves, after this test, shall be capable of shutting off ten (10) pounds air pressure applied to the inlet side to determine whether the valve is tight, the test procedure shall be as indicated in the preceding test.

(d) Valve bodies shall be strong enough to withstand without leakage, one hundred (100) pounds pressure applied from either end with the other end closed. In this test the entire valve, including the stuffing box, shall be completely immersed in water, so that leakage will be indicated by bubbles rising through the water.

(e) The fusible link connections of each valve shall be carefully tested to avoid prematurely operating the gas shut off valve through vibration or concussion. The construction of the fusible link connections shall be so designed and made that the automatic feature will not operate through vibration or concussion.

(f) The entire process of manufacture of the valve shall be subject to inspection and review and each valve shall be tested at the factory by a recognized laboratory agency with facilities for making the test prescribed by the Board of Standards and Appeals, and each valve must furnish satisfactory evidence that it has been so tested.

(g) Manufacturers of gas shut-off valves must submit the name or names of said laboratories or agencies to the Fire Commissioner or the Tenement House Commission in their respective jurisdictions, with satisfactory evidence of their ability and facilities to properly carry out tests.

(h) Valves and operating mechanism shall be so designed and constructed that they will withstand deteriorating effects or corrosion, as evidenced by operating tests.

## Installation and Inspection Tests:

30. a. After shut-off valve is installed, it shall be operated to determine that proper closure is secured by operating the control handle. Particular care shall be taken to observe that when operating the control handle no part of the cable or of its attachment to the valve interferes in any way with the positive closure of the valve.

b. After the above test, all gas outlets in the building must be inspected to insure their being closed before the valve shall be set and the gas turned on. Valve and connections shall also be tested for leaks by applying a solution of soap and water to all parts, including connections to piping.

c. After the valve has been used to shut off gas, it shall be reset only by authorized corporations, firms or individuals, or by members of the Fire Department.

d. Operating and installation corporations, firms or individuals responsible for the installation of the gas shut-off valves shall permanently maintain properly equipped stations in each of the boroughs where they install valves.

Gas shut-off valves and installations shall be inspected at least once a year by members of the Fire Department, the Tenement House Department, in their respective jurisdictions, or by corporations, firms or individuals authorized to install gas shut-off valves, as determined by the Fire Commissioner or the Tenement House Commission in their respective jurisdictions.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES.

(217-21-SR)

(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, July 1, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules. Matter in italics is new. Matter in [ ] is old matter removed.

### 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

### Grade A Fuel Oil Shall Include:

Oil used for fuel purposes under these rules which show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

### Grade B Fuel Oil Shall Include:

Oil used for fuel purposes under these rules which show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

### Rule 33.] Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by more than two (2) families. If used in buildings occupied by more than two families or in commercial buildings a Certificate of Qualification will be required as provided in Article 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow tile of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.

[a.] No person, firm, company or corporation shall violate the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus has been approved by the Board of Standards and Appeals.

### [GRADE A FUEL OIL.]

### Manner of Storage for [Grade A] Fuel Oil.

Oil, to be used for [commercial] heating and power shall be at all times contained in metal tanks without openings or connections through the tops of the tanks.

### General Location of Tanks for [Grade A] Fuel Oil.

Except fireproof buildings fuel oil storage shall be buried below the floor of the lowest story

in the manner required for tanks outside of the building or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4A. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

[(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.]

[(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.]

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# PUBLIC HEARING

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 4B [19.] Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, *unless an approved anti siphon valve is used*, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Material and Construction of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free

from physical imperfections, such as, laminations, etc. All steel must be new, in good condition and from rust. The thickness of steel required and the and spacing of rivets shall be as stated in the table below.

(b) All tanks must be welded, riveted and caulked or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell, heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell, 5/16 in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell, heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel of the quality before mentioned for cylindrical tanks of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will carry the load with a factor of safety of five (5), using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from the center of the rivet lines on these members must be in excess of twenty-four inches, and the rivets must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of (6) inches center to center on these members.

(f) When structural reinforcing members are used together with braces, in order to reduce the effective length, the braces shall not be stressed higher than ten thousand (9,000) pounds per square inch taken in the minimum net section.

(g) If structural members are omitted and the flat surfaces of the tank are braced entirely by means of rods, these members should not be spaced greater than four (24) inches center to center in all directions. Unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members on the flat sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let.

### Section 3. Vertical Storage Tanks Located Outside of Buildings Above Ground.

(a) Vertical tanks located outside of buildings and placed above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of heads  $\frac{1}{8}$  inch.



# PUBLIC HEARING

The thickness of shell plates shall be figured in accordance with the following formula:

t equals  $\frac{P \times r \times F}{T \times E}$

equals head pressure at bottom of ring under con-  
 dition.

equals radius of shell in inches.

equals factor of safety (taken as 5).

equals tensile strength of plate in pounds per square (55,000 pounds per square inch).

equals efficiency of vertical joint in ring under con-  
 straint (calculations to be based on formulas as given  
 Bulletin No. 14 of the New York State Industrial  
 Commission).

Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plates shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

) In all cases, steel tanks for the storage of fuel must be built metal to metal. No filler of any kind be permitted.

(b) [Rule 20 (a)] Tanks *for storage of grade B oil* shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

rule 20 (b)] Auxiliary supply tanks of 60 gallons or less may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

ction 4. Welding.

Where welding is to be used for a part or for the tank, the tank shall be fabricated as required under

d. All welded seams of plates shall be lapped or

When the joint is a lapped joint, the sheet shall be not less than two inches and welded both inside and outside. The plates shall be pulled up tight against the metal before welding and kept tight together during welding. Both inside and outside welds shall be of full penetration fillet.

Where a butt joint is used, it shall be of the 90 deg. V type welded both inside and outside and reinforced to a total thickness of at least one and one-half the plate thickness.

All heads shall be flanged, the straight part of flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

heads over 120 inches diameter the flange shall be  
 sed in length by one-half inch for each increase in  
 ter of 2 feet.

ere heads are set into the shell, they shall be a  
g fit and the shell shall fit the head closely all  
If of over 1.100 "

1. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

For tanks of 1,100 gallon capacity or less and not 8 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of 1,100 gallon capacity the head welds shall be of the double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

Where tanks are made up of two or more rings welded longitudinal joints of adjacent sections shall be staggered. At no point of a butt girth joint shall the offset on one side be offset with the sheet on the other side. The offset shall be not less than one-half of the thickness of the plate. All girth joints shall be welded inside and out and

reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

### Section 5. Rust Proofing.

Section 5. Rust Proofing.  
All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

**Section 7. Manhole Covers.**

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

### Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

## Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-ing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

### Rule 7. Tests of Tanks for the Storage of [Grade A] Fuel Oil.

Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks,



# PUBLIC HEARING

shall withstand after being set in place, a hydrostatic *or oil* test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic *or oil* pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic *or oil* test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

## Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic *or oil* test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

## Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

## Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for [Grade A] Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted. *Except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.*

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plan. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic *or oil* pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than the supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) Where pressure systems are used an automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

### Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practical so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or seal carried within four (4) inches of the lowest point in the tank.

(d) Fill pipe shall be made up with screwed flanged fittings and shall be oil tight and securely held in place.

### Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be connected into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation.



# PUBLIC HEARING

ents shall be not less than two (2) inches in diameter tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weatherproof hoods and terminate outside the building above the roof surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to the tank by tight connections and filled by pressure, one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow into the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of water coils thermostatically controlled and the tanks shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Section 9. Valves and Control of Flow for Grade A Fuel Oil.

Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the wheel. The use of packing which may be affected by oil or heat is prohibited.

A shut-off valve shall be provided in discharge suction lines near each pump; in discharge line near each tank as near the tank as practicable, and in return lines near each burner.

## Section 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so arranged as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept closed when not in use.

## Section 11A. Pumps for Grade A Fuel Oil.

Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel for heating or steam.

Pumps located in the same room where burners are installed shall be provided with a remote control.

Pumps used in connection with outside above ground storage tanks shall be located outside embankments, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

Pumps may be located below the top of the oil tank or tanks where heavy oil is used having a flash point of not more than eighteen (18) degrees Baume

and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. [Rule 24.] Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for [Grade A] Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. *In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.*

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## [Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.]

## [GRADE B FUEL OIL.]

## [Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.]

## [Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tanks shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal



# PUBLIC HEARING

outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

## 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.]

### [Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.]

### [Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.]

### Rule 17. [22.] Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

### [Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

### [Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).]

### [Rule 25. Piping for Grade B Fuel Oil.

#### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

#### Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

#### Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

#### Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

#### Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.]

### Rule 18. [26.] Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided on each burner and in the discharge line from each storage tank.

[(b) See Rule 9 (a) for construction of valves.]

(b) [(c)] A remote or thermostatic control for shutting off the supply of oil to the burners shall be provided.

(c) [(d)] An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valve shall be set at not more than fifty (50) per cent above the maximum working pressure.

### [Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.]

### Rule 19. [28.] Pilot Light.

Automatic systems unless electrically ignited shall be designed that the flame cannot be extinguished by operation of the automatic control valve and a [A] pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

### Rule 20. [29.] Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented and if used shall be of such construction as to withstand the maximum temperature of which the oil burning device to be installed is capable.

(b) No damper for closing of more than eighty per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

### Rule 21. [30.] Fire Protection in Domestic Installations.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster board or other approved incombustible material. Above the furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths (3/4) of an inch of Portland cement plaster on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

### [Rule 31. Instruction Cards.]

See Rule 14.

### [Rule 32. Installation.]

See Rule 16.



# PUBLIC HEARING

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall not be used for domestic heating in buildings occupied by more than two (2) families. If used in buildings occupied by more than two families or in commercial buildings, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.]

## 22. [34.] Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by

gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 23. [35.] Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### 1. PERMIT.

**Prohibition.** No person shall smoke, or carry a cigar or cigarette in any factory as defined in Section 1, Section 2, of the State Labor Law, nor in any part of a factory, within the City of New York, except in protected portions or special classes of occupancies specified in Rule 2 of these rules, and then only upon the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and lessee or lessees of the building containing such factories to cause to be posted in each and every hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall require, notice of such prohibition, and the penalty for its violation.

**Application.** Application for such permit shall be made only by the owner of the building on suitable forms to be furnished by the fire commissioner.

**Time Limit.** Such permit shall be for a definite period not exceeding one year, and shall not be renewed without a reinspection of the premises for which the permit is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

**Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and the permit shall be framed and kept posted in a conspicuous place in the factory.

**Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

## RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed; waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including June 23, 1926 .....	570	Dismissed .....	
Restored to calendar .....	52	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	134	Granted on condition .....	
Requests to amend .....	22	Appliances approved .....	
Requests for modification .....	21	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	1	Rules approved .....	
Requests for extension of time .....	12	Rules disapproved or rescinded .....	
Requests for extension of permit .....	21	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	8	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1586	Requests for modification granted .....	
Disposed of .....	972	Requests for modification denied .....	
Cases pending June 23, 1926 .....	614	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board of the offices of the board and of the further publication of calendars in the daily press.

Fourth, That no one is entitled to written notice of date for the hearing in his case, and that the plaintiff's failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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JUL 15 1926

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XI

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No. 27

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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ONE—Worth 0184.

HOURS—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

ket.

of Clerk's Calendar.

Trial Calendar.

ces in Building Zone Cases.

ates of Special Meeting, June 25, 1926, at 10 a. m.

ates of Regular Meeting, June 29, 1926, at 10 a. m.

ates of Regular Meeting, June 29, 1926, at 2 p. m.

ess Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 6, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 13, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending June 30, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
583-26-A.....	F.D. ....	19 E. 12th st., Man. C-34589.
582-26-A.....	B.B.M. ..	80-88 Lexington ave., Man. N. B. 216-1926.
581-26-SA.....	F.D. ....	Round Oak Summerheat Oil Burner. Appliance.
580-26-A.....	F.D. ....	1036-1080 Grand st., Bklyn. F-51799.
579-26-BZ.....	B.B.B. ...	608-616 Union st., Bklyn. N. B. 10987-1926.
578-26-BZ.....	B.B.M. ..	264-268 W. 40th st., Man. N. B. 230-1926.
577-26-S.....	B.B.M. ..	214-218 W. 28th st., Man. N. B. 160-1926.
576-26-A.....	B.B.M. ..	253-263 W. 72nd st., Man. Decision.
575-26-A.....	F.D. ....	Atlantic & Bigelow st., Wood- haven, Q. L. C. 4061.
574-26-BZ.....	B.B.Bx. .	3510 Webster ave., Bx. N. B. 1578-1926.
573-26-BZ.....	B.B.Bx. .	636 E. Fordham rd., Bx. N. B. 1514-1926.
572-26-A.....	F.D. ....	706 E. 227th st., Bx. C-3318.
571-26-S.....	B.B.M. ..	243 5th ave., Man. N. B. 1-1926.

## *Restored to Calendar.*

11-26-S.....	F.D. ....	8½-12 Jones st., Man. L. D. 78095.
1157-25-BZ.....	B.B.M. ..	306-308 W. 38th st., Man. N. B. 551-25.
711-25-A.....	F.D. ....	657-659 Broadway, Man. F-76415.

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 6, 1926, AT 2 P. M.

### *Building Zone Cases.*

208-26-BZ.  
APPLICANT—Belefreed Garage Corporation, lessee.  
PREMISES—1038-1040 Forest avenue, The Bronx.  
APPLICATION, under sections 7a and 7g of the building  
zone resolution,  
TO PERMIT in a residence district the alteration and  
extension of an existing garage for the storage  
of more than five (5) motor vehicles.

352-26-BZ.  
APPLICANT—Thomas O'Rourke Gallagher, for Julbert  
Building Corp., owner.

PREMISES—1922-1946 Gravesend avenue, Brooklyn.  
APPLICATION, under sections 7e and 21 of the building  
zone resolution,  
TO PERMIT partly in a residence district and partly  
a business district the erection and maintenance  
of a garage for the storage of more than five  
motor vehicles.

361-26-BZ.  
APPLICANT—Otto Henschel, for Ralph Crisci, owner.  
PREMISES—2263-75 East 18th street, Brooklyn.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a business district the erection and  
maintenance of a garage for the storage of more  
than five (5) motor vehicles.

368-26-BZ.  
APPLICANT—The Nicholson Company, for Manor  
Corp., owner.  
PREMISES—Northeast corner of intersection of Pe-  
bay Park and N. Y., N. H. & H. R. R., The B.  
APPLICATION, under section 21 of the building  
resolution,  
TO PERMIT in a residence district the erection  
and maintenance of a coal pocket.

463-26-BZ.  
APPLICANT—C. A. Sandblom, for Van Wyck I.  
Corp., owner.  
PREMISES—13408-13420 Liberty avenue, Wood-  
Borough of Queens.  
APPLICATION, under section 7b of the building  
resolution,  
TO PERMIT in a residence district extending fr-  
business district the erection and maintenance  
of a store and theatre building.

1223-25-BZ.  
APPLICANT—William F. Doyle, for Isaac Levine,  
owner.  
PREMISES—174-184 Vanderbilt avenue, Brooklyn.  
APPLICATION, under sections 6 and 21 of the building  
zone resolution,  
TO PERMIT partly in a business district and partly  
residence district the erection and maintenance  
of a garage for the storage of more than five  
motor vehicles.

245-26-BZ.  
APPLICANT—David Falconer, owner.  
PREMISES—183-185 Patterson avenue, Astoria, B.  
of Queens.  
APPLICATION, under section 7e of the building  
resolution,  
TO PERMIT in a business district the alteration  
and extension of a garage for the storage of more  
than five (5) motor vehicles.

901-25-BZ.  
APPLICANT—McCooley and Conroy, for Hyman M.  
stern, owner.  
PREMISES—1305-1309 Gates avenue, Brooklyn.  
APPLICATION, under section 7g of the building  
resolution,  
TO PERMIT in a business district the erection and  
maintenance of a garage for the storage of more  
than five (5) motor vehicles (previously be-  
fore board).



# CALENDAR

JULY 6, 1926, 10 A. M.

## Appeals from Administrative Orders.

- 68-25-A—Northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens.  
 7-25-A—17 East 10th street, Whitestone, Borough of Queens.  
 4-26-A—1501-1505 Shakespeare avenue, The Bronx.  
 6-26-A—35 Suydam street, Brooklyn.  
 7-26-A—South side of Woodward avenue, 165 ft. west of Flushing avenue, Maspeth, Borough of Queens.  
 6-26-A—226-228 Wooster street and 215-217 Greene street, Manhattan.  
 4-26-A—219-223 East 44th street, Manhattan.  
 1-26-A—Northwest corner of Baldwin street and Bradley street, The Bronx.  
 3-26-A—229-239 Knickerbocker avenue, Brooklyn.  
 6-25-A—622-640 West 57th street, Manhattan.  
 6-26-A—Southwest corner of Perry avenue and East 204th street, The Bronx.  
 -25-A—34 Pine street, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 6*, at 10 o'clock, in Room 1013, Municipal Building, on following matters:

- no. 322-26-BZ—Application, April 15, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Ruland Holding Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of 233rd street and Broadway, The Bronx.  
 no. 344-26-BZ—Application, April 20, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Maple Court Garage, Inc., and Jennie Sorock, owners, to permit partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles; premises 1612-1626 Church avenue, Brooklyn.  
 no. 351-26-BZ—Application, April 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Burlington Holding Corporation, owner, to permit in a residence district the alteration and extension of a store and factory building; premises 178-186 Parkside avenue, southeast corner of Ocean avenue, Brooklyn.  
 no. 360-26-BZ—Application, April 23, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of N. E. 168th Street Corporation, owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 2831-2841 Bailey avenue, The Bronx.  
 no. 290-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution,

of James W. Byrnes, applicant, on behalf of Max Kirsch, lessee, to permit in a business district the installation and maintenance of a gasoline service station; premises 109 Blake avenue, Brooklyn.

CAL. NO. 334-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Frank Karp Co., Inc., and Frank-sol Realty Co., Inc., owners, to permit in a residence district extending from a business district the erection and maintenance of an automobile salesroom and service station; premises 690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, The Bronx.

CAL. NO. 28-26-BZ—Application, January 11, 1926, under section 21 of the building zone resolution, of Harry Hurwit, architect, on behalf of Mano Realty Corp., owner, to permit the alteration and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 1311 Amsterdam avenue, Manhattan.

CAL. NO. 6-26-BZ—Application, January 2, 1926, under sections 7e, 7g and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Schinasi Commercial Corporation, owner (Edward I. Heyman, lessee), to permit in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles (previously denied under section 7e); premises 311 West 120th street, Manhattan.

CAL. NO. 227-26-BZ—Application, March 18, 1926, under sections 7e, 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers and Buchter, applicants, on behalf of 135 West 100th Street Corporation, owner, to permit in a business district the change of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 133-135 West 100th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JULY 6, 1926, 2 P. M.

## Petitions for Variations.

- 192-26-S—131 West 24th street, Manhattan.  
 1074-25-S—11-13 Emerson place, Brooklyn.  
 1178-25-S—17 East 10th street, Whitestone, Borough of Queens.  
 1115-25-S—396-400 South 2nd street, Brooklyn.  
 1119-25-S—56 Myrtle avenue, Brooklyn.  
 1152-25-S—5 Great Jones street, Manhattan.  
 97-26-S—11-13 Thatford avenue, Brooklyn.  
 105-26-S—437 Metropolitan avenue, Brooklyn.  
 193-26-S—915-919 Broadway, Manhattan.  
 220-26-S—309-313 West 36th street and 306-308 West 37th street, Manhattan.  
 229-26-S—36 West 26th street, Manhattan.



# CALENDAR

237-26-S—209 Pearl street, Manhattan.  
 251-26-S—167 West 29th street, Manhattan.  
 329-26-S—531-535 Eighth avenue, Manhattan.  
 330-26-S—248-256 West 39th street, Manhattan.  
 331-26-S—234-242 West 39th street, Manhattan.  
 362-26-S—118 Madison avenue, Manhattan.

## *Appliances Submitted for Approval.*

1280-25-SA—Queen Gas Cut-off Valve, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 364-26-SA—Kork-n-Seal, approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 13, 1926, AT 2 P. M.

### *Building Zone Cases.*

372-26-BZ.  
 APPLICANT—Fred C. Hulbert, owner.  
 PREMISES—Southeast corner of Pouillion avenue and Hylan boulevard, Annadale, Richmond.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

414-26-BZ.  
 APPLICANT—William F. Doyle, for David Skolkin, owner.  
 PREMISES—Southwest corner of 87th street and Jamaica avenue, Jamaica, Queens.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre, store and office building.

543-26-BZ.  
 APPLICANT—Henry B. Saltman, owner.  
 PREMISES—Southwest corner of Yellowstone avenue and Queens boulevard, Forest Hills Terrace, Borough of Queens.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a gasoline service station.

1157-25-BZ.  
 APPLICANT—William F. Doyle, for Milef Realty Corporation, owner.  
 PREMISES—306-308 West 38th street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution (previously denied).

421-26-BZ.  
 APPLICANT—Julius Eckman, for Stollkester Holding Corp., owner.  
 PREMISES—181 Delancey street and 54-62 Attorney street, Manhattan.  
 APPLICATION, under section 7e of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

437-26-BZ.  
 APPLICANT—H. H. Murdock, for 250 West 25th Street Corp., owner.  
 PREMISES—250-252 West 25th street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a portion of a street between two intersecting streets, in which portion there exists an exit from and entrance to a public school, and within 200 feet from such exit and entrance, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

272-26-BZ.  
 APPLICANT—William F. Regan, for Beardsley Real Co., owner.  
 PREMISES—553-563 Atlantic avenue, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

588-26-BZ.  
 APPLICANT—Winter and Wilkes, Incorporated, owner.  
 PREMISES—150 West 59th street and 145 West 58th street, Manhattan.  
 APPLICATION, under sections 7c, 7d and 21 of the building zone resolution,  
 TO PERMIT in a residence district extending from a business district the erection and maintenance of a building occupied in part for business and office purposes.

## JULY 13, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

211-26-A—57-73 Lincoln road, Brooklyn.  
 268-26-A—Southwest corner of Woodside and Barren avenues, Woodside, Borough of Queens.  
 273-26-A—102-106 Wooster street, Manhattan.  
 276-26-A—121-123 Greene street, Manhattan.  
 299-26-A—180-10 93rd street, Jamaica, Borough of Queens.  
 301-26-A—260-270 Ten Eyck street, Brooklyn.  
 319-26-A—At Long Island Railroad, 500 ft. south of Long avenue, Jamaica South, Borough of Queens.  
 324-26-A—1254-1256 Union street, Brooklyn.  
 1176-25-A—35-43 Meserole avenue, Brooklyn.  
 1207-25-A—166 North 5th street, Brooklyn.  
 1295-25-A—910 East 138th street, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, July 13, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by board); premises 231 West 74th street, Manhattan.

CAL. NO. 333-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution of John J. Dunnigan, architect, on behalf of Lichtenstein and Bern owners, to permit in a business district the proposed extension of an existing wet wash laundry; premises 1882 Tona avenue, The Bronx.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East street, Brooklyn.



# CALENDAR

no. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

no. 1241-25-BZ—Application, December 3, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of David Serota, owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises east side of Utica avenue, 265 ft. 5 in. south of Farragut road, Brooklyn.

no. 395-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Max Brickner and Herman Zucker, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Cooper avenue and Fresh Pond road, Ridgewood, Borough of Queens.

no. 201-26-BZ—Application, March 9, 1926, under sections 7g and 21 of the building zone resolution, of John Messerschmitt, applicant, on behalf of Owl Sales Service Co., Inc., owner, to permit in a residence district the extension of an existing garage for the storage of more than five (5) motor vehicles; premises 290-292 Eighth avenue, Astoria, Borough of Queens.

no. 221-26-BZ—Application, March 15, 1926, under section 21 of the building zone resolution, of McIntyre and O'Leary, applicants, on behalf of Essex Shepherd & Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story; premises 930 East 178th street and 1987 Vyse avenue, The Bronx.

no. 19-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William Glichman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1659-1667 St. Marks avenue, Brooklyn.

no. 274-26-BZ—Application, April 1, 1926, under sections 7e and 21 of the building zone resolution, of John De Hart, applicant, on behalf of Ida M. Hewitt, owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 3349-3351 East Tremont avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JULY 13, 1926, 2 P. M.

*Appeals from Administrative Orders.*

A—82-96 White street, Brooklyn.

A—2873 Bainbridge avenue, The Bronx.

214-25-A—307 East 170th street, The Bronx.

215-25-A—309 East 170th street, The Bronx.

216-25-A—313 East 170th street, The Bronx.

217-25-A—317 East 170th street, The Bronx.

262-26-A—638 54th street, Brooklyn.

114-23-A—473-475 Broome street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, July 13, 1926, at 2 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 820-25-BZ—Application, June 1, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corporation, owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes (reopened on June 1st for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

CAL. NO. 198-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of Hugh Mulligan, applicant, on behalf of 353 Lexington Avenue Corporation, owner, to permit in a residence district the alteration and change of occupancy in part from residence use to business use; premises 349-353 Lexington avenue, southeast corner of East 40th street, Manhattan.

CAL. NO. 388-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Waldman Bros., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 1551-1555 Coney Island avenue, Brooklyn.

CAL. NO. 394-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 1375-1383 Broadway Corporation, lessee (Mary E. Fitzgerald Estate, owner), to permit in a two-times height district the erection and maintenance of the street wall to a height in excess of the limiting height prescribed by the zone resolution; premises 1375-1383 Broadway and 121-133 West 37th street, Manhattan.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

CAL. NO. 332-26-BZ—Application, April 16, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John C. Gaffney, owner, to permit in a business district the erection and maintenance of a ga-



# CALENDAR

- rage for the storage of more than five (5) motor vehicles; premises 3617 Bainbridge avenue, The Bronx.
- CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.
- CAL. NO. 595-25-BZ—Application, May 18, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marie Carberry, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises west side of Third avenue, 80.74 ft. south of East 182nd street, The Bronx.
- CAL. 311-26-BZ—Application, April 10, 1926, under section 21 of the building zone resolution, of Harry M. Sushan, applicant, on behalf of Katinka Petersen, owner, to permit in a business district the extension in height for an additional story of a one-story motor vehicle repair shop; premises 746 Fourth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## JULY 20, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 335-26-A—31-33 Pine street, Manhattan.
- 357-26-A—140 Nassau street, Manhattan.
- 381-26-A—408 Concord avenue, The Bronx.
- 385-26-A—2598-2604 Atlantic avenue and 88 Sheffield avenue, Brooklyn.
- 386-26-A—8823 Avenue L, Brooklyn.
- 1296-25-A—North side Pierce avenue, from Sixth to Seventh avenues, L. I. City, Borough of Queens.
- 77-26-A—550 West 252nd street, The Bronx.
- 359-26-A—34 35th street, Brooklyn.
- 393-26-A—Southwest corner Kingsland avenue and Luydig place, Corona, Borough of Queens.
- 1161-25-A—848-852 Washington street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 20, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.
- CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district

extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macomb road, The Bronx.

- CAL. NO. 239-26-BZ—Application, March 20, 1926, under section 21 of the building zone resolution, of Robert J. Berran, applicant, on behalf of Queens Park Development Company, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, a gasoline service station and a motor vehicle repair shop; premises 1890-1900 Gravesend avenue, southwest corner of Avenue Q, Brooklyn.

- CAL. NO. 250-26-BZ—Application, March 24, 1926, under section 21 of the building zone resolution, of Gilbert Murtha, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Laurel Hill boulevard and 22nd street, Elmhurst, Borough of Queens.

- CAL. NO. 282-26-BZ—Application, April 3, 1926, under section 21 of the building zone resolution, of Dora Rosenthal, applicant, on behalf of Dora Rosenthal and Herbert F. Rosenthal, owners, to permit in a residence district the change of occupancy in part from residence to business premises 419 10th street, Brooklyn.

- CAL. NO. 348-26-BZ—Application, April 21, 1926, under section 21 of the building zone resolution, of Morris Whinston, applicant, on behalf of Harris Levy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2748 White Plain road, The Bronx.

- CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Real Corporation, owner, to permit the extension from a business district in a residence district of a proposed theatre building; premises 4915-49 Broadway, Manhattan.

- CAL. NO. 234-26-BZ—Application, March 19, 1926, under section 21 of the building zone resolution, of John J. Gilmartin, applicant, on behalf of Brian G. Hughes, Jr., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Cedar avenue, 93 ft. 11 in. south West 179th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## JULY 20, 1926, 2 P. M.

### *Petitions for Variations.*

- 116-26-S—53 Jackson avenue, Long Island City, Borough of Queens.
- 261-26-S—27-29 Broadway and 1-7 Dunham place, Brooklyn.



# CALENDAR

2-26-S—230-232 West 39th street, Manhattan.  
 6-26-S—64-70 West 36th street, Manhattan.  
 3-26-S—58-64 West 40th street (14th floor), Manhattan.  
 6-26-S—17 East 55th street, Manhattan.  
 6-26-S—171-177 Varick street and 59-69 Charlton street, Manhattan.  
 5-26-S—228 East 51st street, Manhattan.  
 9-26-S—254-258 West 35th street, Manhattan.  
 4-26-S—207 Canal street, Manhattan.  
 3-26-S—171 Sixth avenue, Manhattan.  
 0-26-S—203 West 38th street, Manhattan.  
 2-25-S—848-852 Washington street, Manhattan.  
 3-25-S—599-603 Fifth avenue, Brooklyn.  
 2-26-S—442 West 13th street, Manhattan.  
 2-26-S—552-564 West Broadway, Manhattan.  
 2-26-S—159 Varick street, Manhattan.  
 2-26-S—113 East 30th street, Manhattan.  
 2-26-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

## Appliances Submitted for Approval.

26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 26-SA—Aladdin Oil Burner, approval of.  
 26-SA—Shaw Oil Burner, approval of.

## JULY 27, 1926, 10 A. M.

### Appeals from Administrative Orders.

25-A—Certificate of approval for combustible mixture (Flit).  
 25-A—147 Lombardy street, Brooklyn.  
 26-A—119-121 Bleecker street, Manhattan.  
 26-A—237-239 Madison avenue, Manhattan.  
 26-A—306-310 West 52nd street, Manhattan.  
 25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
 6-A—2101 Flushing avenue, Maspeth, Borough of Queens.  
 6-A—West side of West 23rd street, 100 ft. north of Mermaid avenue, Brooklyn.  
 3-A—149 West 125th street, Manhattan.  
 3-A—507-511 West 26th street, Manhattan.  
 3-A—769-783 Rockaway avenue, Brooklyn.

## JULY 27, 1926, 2 P. M.

### Petitions for Variations.

380-26-S—30 Union square, Manhattan.  
 383-26-S—36 West 17th street, Manhattan.  
 384-26-S—521-525 Sixth avenue and 103-107 West 31st street, Manhattan.  
 387-26-S—350 Sixth avenue, Manhattan.  
 389-26-S—301-307 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-307 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-307 Seventh avenue (4th floor), Manhattan.  
 70-18-S—535 West Broadway, Manhattan.  
 258-26-S—243 East 35th street, Manhattan.  
 259-26-S—219-229 West 40th street, Manhattan.  
 280-26-S—142-144 Clifton place, Brooklyn.  
 7-26-S—24-26 East 13th street, Manhattan.  
 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
 11-26-S—8½ to 12 Jones street, Manhattan.  
 325-26-S—831 Third avenue, Manhattan.  
 401-26-S—105 West 27th street, Manhattan.  
 411-26-S—32 West 58th street, Manhattan.  
 480-26-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

### Appliances Submitted for Approval.

353-26-SA—Signal Weatherproof Bells, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.

## FRIDAY, JULY 30, 1926, 10 A. M. SPECIAL MEETING.

### Rules.

598-19-SR—Fuel Oil Rules.  
 217-21-SR—Fuel Oil Rules.

## FRIDAY, SEPTEMBER 17, 1926, 10 A. M. SPECIAL MEETING.

### Rules.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING.

FRIDAY MORNING, JUNE 25, 1926.

nt: Chairman Walsh, Commissioners Connell, Hol-  
 d Guilfoyle and Chief Kenlon.

### RULES.

IONER—National Automatic Sprinkler Associa-  
 tion.  
 CT—Proposed Amendments to the Sprinkler Rules.

### APPEARANCES—

For Petitioner: Messrs. I. G. Hoagland, H. A. Fiske and Edw. Boone.  
 For Administration: Inspectors Maher and Carroll of fire department; Inspector Burke of water department.

ACTION OF BOARD—Petition laid over to September 17, 1926, 10 a. m., for further discussion.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JUNE 29, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday morning, June 18, 1926; the minutes of the regular meeting of the board, held on Tuesday morning, June 22, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, June 22, 1926, were approved as printed in the Bulletin, No. 26, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

262-26-A.

APPELLANT—A. J. McManus, for John Chelkowski, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—638 54th street, Brooklyn.

APPEARANCES—

For Appellant: A. J. McManus.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 p. m., on request.

114-23-A.

APPELLANT—I. Tannenbaum Son & Co., for 469 Broome Street, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—473-475 Broome street, Manhattan.

APPEARANCES—

For Appellant: Harry J. Sundheim.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 p. m., on request.

896-25-A.

APPELLANT—William Wrigley, Jr., Co., owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—1389 Metropolitan avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: B. L. Attewater.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 27, 1926, at 10 a. m., on request.

115-23-A.

APPELLANT—George M. Curtis, Jr., for B. & M. Realty Co., owners.

SUBJECT—Application for reopening—modification—appeal from orders of fire commissioner.

PREMISES AFFECTED—103-111 Humboldt street, Brooklyn.

APPEARANCES—

For Appellant: George M. Curtis, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 p. m., on request.

483-26-A.

APPELLANT—Schwartz & Gross, for 22 East 76th St., Inc., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—20-28 East 76th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

1320-25-A.

APPELLANT—Vulcan Rail and Construction Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South side Grand street, 460 west of Garrison avenue (rear building), Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: A. D. Guiney.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

### THE RESOLUTION:

(1320-25-A)

WHEREAS, Vulcan Rail & Construction Co., owner, filed December 19, 1925, an appeal from an order of the fire commissioner, affecting premises south side Grand street, 460 ft. west of Garrison avenue, Maspeth, Borough of Queens, and

WHEREAS, the order of the fire commissioner, dated July 2, 1925, reads (Order No. 78888-LF):

"An inspection of premises S. S. Grand St., 460 West of Garrison Ave., Maspeth (Rear Building), Borough of Queens, shows a fire hazard, to correct which you are hereby specially directed within five days, to the following:

"1. Complete standpipe installation as per plan No. 121524, Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the buildings are non-fireproof, two stories (ft.) in height, 105 ft. by 107 ft. (irregular), approximately 13,000 sq. ft. in area, and one story in height; OCCUPIED for the manufacture of printing inks. Two-story structure, 1st story, 20 persons; 2nd story, 5 persons. One story structure, storage; and

WHEREAS, appellant contends that the inks manufactured on the premises contain a percentage of inflammable oil and that there has been installed a complete Foamite system, consisting of two 3,000 gallon solution tanks, rotary pumps, field lines and the necessary hose to cover the entire building; appellant contends, further, in view of the composition of the material manufactured, that in case of fire the Foamite will be more effectual than water.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby granted on condition that the two solution tanks and pump of present fire extinguishing equipment shall be housed on top and sides in brick enclosure or 6 in. of concrete; enclosure to be unpierced except for one door opening from the exterior of building, said door to be properly marked in 6 in. red letters, "FIRE PUMP AND TANKS," and to remain unlocked at all times; that there shall be at least one person on the premises at all times who is qualified in the operation of the fire extinguishing equipment; that a watchman on the premises shall be supervised by Central Office boxes located throughout the buildings; that the occupancy shall be restricted to storage occupancy, and laboratory with an occupancy of not more than five persons; granted so long as conditions as to occupancy and operation shall remain unchanged.



# MINUTES

5-26-A.

APPELLANT—Murray Klein, for Thomas Lupo, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—328-340 Teneyck street, Brooklyn.

APPEARANCES—

For Appellant: Murray Klein.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(85-26-A)

WHEREAS, Murray Klein, for Thomas Lupo, owner, filed, January 28, 1926, an appeal from an order of the fire commissioner, affecting premises 328-40 Teneyck street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 5, 1926, Order No. 88609-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

WHEREAS, the building is non-fireproof, one story (146 ft. in height, 125 ft. by 100 ft. in area; OCCUPIED as a furniture factory, 10 persons in entire premises; and

WHEREAS, appellant contends that the building is low in height and fronts on two streets; that there is an open yard at the rear of the premises and that there is a city hydrant in front of the building.

Resolved, that the order of the fire commissioner be and hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped throughout with an approved one-source wet sprinkler system; that the existing open unoccupied space or yard shall be maintained from the easterly gable wall of present building to the highway of Bogart street, to the east; and the building shall not be increased in height or area; *granted* so long as conditions otherwise as to occupancy use shall remain unchanged.

6-A.

APPELLANT—Associated Ballrooms, Inc., lessee.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—596-614 Lenox avenue, Manhattan.

APPEARANCES—

For Appellant: James J. Munro.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(241-26-A)

WHEREAS, Associated Ballrooms, Inc., for Bourgo Realty Corporation, owner, filed, March 22, 1926, an appeal from the order of the superintendent of buildings, affecting premises 596-614 Lenox avenue, Borough of Manhattan;

WHEREAS, the decision of the superintendent of buildings, dated March 13, 1926, reads:

"Relative to application for Certificate of Occupancy for use of second floor of above building as a dance hall for 1,000 persons, we beg to state that as the building is over 5,000 square feet in area, the building must be of fireproof construction."

and

WHEREAS, the building is non-fireproof, two stories (26 ft. 11 in.) in height, 74 ft. frontage on 141st street, 75 ft. frontage on 140th street and 199 ft. 10 in. frontage on Lenox avenue, about 15,000 sq. ft. in area. OCCUPIED: 1st story, stores; 2nd story, dance hall, 1,000 persons. EXITS: Three interior fireproof stairs, two of which extend from 1st story to 2nd story, the other extends from 1st story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, the appellant proposes to construct two additional means of exit; an outside iron stairway at east side leading down to court with egress to street and a fire escape balcony at 2nd story of 140th street front, with drop ladder to sidewalk; and

WHEREAS, the appellant contends that the building was leased with the understanding that it was fireproof and the proposed occupancy would be permitted, also that a large sum of money has been invested which would be a total loss if prevented to use the premises for a dance hall on 2nd story.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that in addition to the interior primary enclosed means of exits there shall be installed an outside iron stairway in the rear or yard court, with egress direct to 141st street; that iron balcony fire escapes with counterbalanced stairs shall be provided on the exterior of the building, on 140th and 141st streets, embracing all windows other than those of lavatories; that the existing standpipe system shall be maintained; that the ceiling throughout of 1st story shall be fire-retarded with plaster boards and metal; and that any reinforcement necessary for the safe carrying capacity of the floor construction, as determined by the superintendent of buildings, shall be installed.

248-26-A.

APPELLANT—Guy W. Culgin and John S. Hyers, for Howell, Field and Goddard, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—100 Review Avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Guy W. Culgin and John S. Hyers.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland, Guilfoyle and Chief

Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(248-26-A)

WHEREAS, Guy W. Culgin, for Field & Goddard, Inc., owner, filed March 23, 1926, an appeal from an order of the fire commissioner, affecting premises No. 100 Review Avenue, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 8, 1926, reads (Order No. 88591-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation FIRE DE-



# MINUTES

PARTMENT outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.”;

and  
WHEREAS, the building is mill frame construction, two stories in height, 120 ft. by 200 ft. in area in the 1st story and 140 ft. by 20 ft. in area above. OCCUPIED: 1st story, manufacture of fireproof doors and windows, 125 persons; 2nd story, offices, 16 persons; and

WHEREAS, appellant contends that the building is amply provided with exits; that there is an interior fire alarm signal, connected with the fire department through the District Telegraph Co.; that a watchman service is maintained; that all paints and benzines are stored in an adjoining fireproof building and that the 2nd story is used solely for offices.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the one-story building shall be not increased in height or area; that the use and occupancy of the 2nd story extension shall be maintained, with legal required exits provided therefrom; that the entire premises shall be equipped with a thermostatic fire alarm system, with direct central office connection to fire headquarters; that not less than four (4) forty-gallon portable fire extinguishers shall be maintained on the 1st story; that all water pails or other extinguishing accessories required by the fire department shall be installed; that there shall be no open flames device, or forges maintained on the premises; and *granted* so long as conditions as to occupancy and use shall remain unchanged.

275-26-A.

APPELLANT—Samuel Rosenblum, for Perfect Window Regulator Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Southwest corner Van Alst and Harris avenues, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief  
Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(275-26-A)

WHEREAS, Samuel Rosenblum, for Perfect Window Regulator Corp., owner, filed April 1, 1926, an appeal from an order of the fire commissioner affecting premises southwest corner Van Alst and Harris avenues, Long Island City, Borough of Queens; and,

WHEREAS, the order of the fire commissioner, dated January 27, 1926, reads:

“Order No. 89807-F—

“1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story \* \* \*.”;

and

WHEREAS, the building is fireproof, one story in height, 95 ft. by 230 ft., about 20,000 sq. ft. in area; OCCUPIED for the manufacture of window regulators, 175 persons; and

WHEREAS, the appellant contends that the occupancy is not hazardous; that the building faces two streets, is

provided with fire extinguishers, fire pails and watchman's services.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* so long as the existing one-story fireproof building shall be not increased in height, area or dimension that the present occupancy and use shall remain unchanged that the existing side and rear courts shall be maintained open and unencumbered; and that all water pails or other fire extinguishing accessories required by the fire commissioner shall be provided.

315-26-A.

APPELLANT—Ballard Oil Equipment Co., for Oscar Engels, owner.

SUBJECT—Appeal from decision of the fire commissioner.  
PREMISES AFFECTED—West side of Mickle place, 125 ft. south of 36th avenue, Bayside, Borough of Queens.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief  
Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(315-26-A)

WHEREAS, David Kaufman, for Ballard Oil Equipment Co., for Oscar Engels, owner, filed, April 13, 1926, an appeal from a decision of the fire commissioner, affecting premises west side of Mickle place, 125 ft. south of 36th avenue, Bayside, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated April 10, 1926, re: Alt. App. No. 2465-1925, reads:

“3. Pumps must be of a type approved by the Board of Standards and Appeals.

“5. Burners must be of a type approved by the Board of Standards and Appeals.”;

and

WHEREAS, the building is non-fireproof, 2½ stories in height, 21 ft. by 42 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a 550-gallon fuel oil storage tank (buried on the side the premises), a Cook electric pump, a Ballard standard domestic burner, and the necessary valves and piping make a complete installation; and

WHEREAS, appellant requests a temporary permit, pending the approval of the pump and burner by the board;

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as the operation of the proposed pump is concerned on condition that the fuel oil equipment of the building shall comply with the rules in all respects; that a temporary permit for ninety (90) days shall be granted pending determination by the board on request for approval of the pump and burner.

321-26-A.

APPELLANT—Crocker National Fire Prevention Engineering Co., for Barnet Weinstein, owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—126-134 Stewart avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(321-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Barnet Weinstein, owner, filed, April 14, 1926, an appeal from an order of the fire commissioner, affecting premises 126-134 Stewart ave., Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 13, 1926, reads:

"Order No. 99954-C:

"1. Surrender to bearer Permit 139027 issued 4/17/25 to expire 1/10/26, for premises 126-134 Stewart Ave., authorizing the storage and use of two tanks of hydro gas and two tanks of oxygen as it is revoked for reason that the following orders which have been issued on the same premises for use of garage will have to be complied with:

"2. Install a 4 in. standpipe to withstand a pressure of 300 lbs. per sq. in. \* \* \*

"3. Provide an enclosure of fire-retarding material about space where open flames (torches for welding and iron cutting) are used, separating same from remainder of the building and make door to said enclosure self-closing fireproof construction.

"4. Install an automatic fireproof self-closing door in opening now protected by wood door, which leads from storeroom into garage.";

WHEREAS, the building is non-fireproof, one story (28 ft. n. to 41 ft. 6 in.) in height, 150 ft. by 140 ft., about 21,000 sq. ft. in area. OCCUPIED: Iron and steel warehouse, persons; and

WHEREAS, the appellant contends in re: Items 1 and 4, that the premises are not used as a garage; in re: Item 2, that the occupancy as an iron and steel warehouse is not hazardous, and there is easy access from three street fronts; in re: Item 3, that it is impossible to enclose the space on account of the steel girders being 60 ft. in length; furthermore, the cutting by torch is principally done in a small enclosure outside the building.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted as to Item 1 on condition that any garage use of building shall be discontinued; as to Item 2 granted on condition that the building shall be not increased in height, or dimension; granted as to Item 3 on condition that there shall be no open flame, acetylene or oxyhydrogen welding or welding device maintained within the main structure itself; and granted so long as conditions as to occupancy and use otherwise shall remain unchanged, as to Item 4, the appeal be and it hereby is denied.

26-A.  
PELLANT—Samuel Rosenblum, for Western Chair Co., owner.

SUBJECT—Appeal from order and decision of the fire commissioner.

PREMISES AFFECTED—215 Dupont street and 40-50 Paidge avenue, Brooklyn.

## PEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

## VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners  
Connell and Holland ..... 3

Negative: Commissioner Guilfoyle and Chief  
Kenlon ..... 2  
Absent ..... 0

## THE RESOLUTION:

(347-26-A)

WHEREAS, Samuel Rosenblum, for Western Chair Co., owner, filed, April 21, 1926, an appeal from an order and decision of the fire commissioner, affecting premises No. 215 Dupont street and Nos. 40-50 Paidge avenue, Borough of Brooklyn; and

WHEREAS, the order and decision of the fire commissioner, dated March 8, 1926, and October 2, 1925, respectively, read:

(N. B. Applic. No. 2629-25.)

"5. A 4 in. standpipe must be installed covering all areas of building. File plans showing details in conformity with rules of Board of Standards and Appeals."

(Order No. 85284-F.)

"Install a standpipe system with risers 4 in. in diameter, etc.";

and

WHEREAS, the building is non-fireproof, three stories (36 ft. 6 in.) in height, 175 ft. by 80 ft., 1½ in. and 120 ft. irregular in depth, about 20,000 sq. ft. in area, divided by terra cotta partitions into three areas, 8,450, 4,400 and 6,970 sq. ft. each; OCCUPIED for the storage of furniture and finishing of chairs, total of 18 persons; and

WHEREAS, the appellant contends that the building is equipped with a one source automatic dry sprinkler system, a fire alarm system and telegraphic connections with headquarters.

Resolved, that the order and decision of the fire commissioner be and they hereby are affirmed, and the appeal be and it hereby is denied.

356-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for William H. Wheeler, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—28-30 West 38th street, Manhattan.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief  
Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(356-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., filed, April 23, 1926, for William H. Wheeler, owner, an appeal from order of fire commissioner affecting premises 28-30 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 31, 1925, reads:

"Order No. 88991-F—

"1. Provide a separate and distinct system of automatic sprinklers throughout the building, having at least one source of water supply \* \* \*";

and

WHEREAS, the building is fireproof, twelve stories (149 ft. 2 in.) in height, 50 ft. by 96 ft. 2 in. in area at 1st story, and 50 ft. by 89 ft. 8 in. in area above. OCCUPIED: 1st story, stores; upper stories, tenant factory (millinery); approximately 35 persons per story; and

WHEREAS, appellant contends that the building is equipped with an approved standpipe system, a fire alarm signal



# MINUTES

system, and that fire drills are regularly conducted; that the building is amply provided with exits and contends, further, that the manufacture of millinery is not a hazardous use.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

305-26-A.

APPELLANT—New York Zoological Society, owner.  
SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—East side of Southern Boulevard, 975 ft. east of 185th street, The Bronx.

APPEARANCES—

For Appellant: Raymond L. Ditmars.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(305-26-A)

WHEREAS, New York Zoological Society, owner, filed, April 9, 1926, an appeal from an order of the fire commissioner, affecting premises east side of Southern Boulevard, 975 ft. east of 185th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated March 19, 1926, reads (Order No. 33329-LC):

"A. Premises not equipped with an approved system of automatic sprinklers (workroom and storage). Section 241-E, Chapter 10, Code of Ordinances.

"B. Premises occupied as a place of public amusement of assembly. Section 241-a, Chapter 10, Code of Ordinances.

"C. No fireproof compartment for the examining, repairing or piecing together of inflammable motion picture film has been provided.

"D. No fireproof furniture and fittings in compartments wherein inflammable motion picture film is repaired, examined or pieced together has been provided. Section 243, Chapter 10, Code of Ordinances."

and

WHEREAS, the premises, one of the buildings of the New York Zoological Park, is constructed of brick and glass, one story in height, 61 ft. by 34 ft. in area; OCCUPIED as winter quarters for water fowl, a photographic laboratory and as a film vault; and

WHEREAS, appellant in re: Item "A", proposes to install a sprinkler system connected with the water supply pipes of the building; in re: Item "B" contends that the building is not a place of public assembly, and in re: Items "C" and "D", contends that at the place for examining and piecing films (in a rear room of the reptile house) the amount of film never exceeds 4,000 feet.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to Objection "A" *on condition* that a one-source sprinkler system shall be installed; as to Objection "B" *on condition* that the film storage shall be confined to the brick enclosure indicated on plans, approximately 9 ft. by 12 ft.; as to Objection "C" *on condition* that the walls of enclosure shall be of brick with fire-retarded ceiling, and that a fireproof door shall be provided at the opening; as to Objection "D" *on condition* that the foregoing conditions shall be complied with; and *on further condition* that all film reels stored on premises shall be maintained in approved metal film containers.

95-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Brooklyn Box and Lumber Co. Inc., lessee.

SUBJECT—Application for reopening, modification, appeal from order of the fire commissioner.

PREMISES AFFECTED—216-224 Seigel street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief  
Kenlon .....  
Negative .....  
Absent .....

THE RESOLUTION:

(95-25-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Brooklyn Box and Lumber Co., Inc., lessee, filed, January 23, 1925, an appeal, with the board of appeals, from orders of the fire commissioner, affecting premises 216-224 Seigel street, Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated November 25, 1924, read:

"Order No. 68139-F:

"1. Install a standpipe system with risers 4 in. diameter tested to withstand a pressure of 300 lb. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.

"Such standpipe shall be kept constantly filled with water by means of an approved tank or pump supplied and be ready for use at all times. Standpipe to be connected with two-way, 3 inch siamese connections with double clapper valves and caps and signs, placed on street front of building at least 18 inches and not more than two feet above sidewalk in a horizontal position, accessible to the Fire Department."

"Order No. 68140-F:

"1. Provide a separate and distinct system of automatic sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, March 24, 1917, as amended May 2, 1918, and January 1, 1919, effective February 17, 1919."

and

WHEREAS, the buildings are of frame construction consisting of three attached buildings and lumber shed with connecting doorways; two and three stories in height, 148 ft. 11 in. by 100 ft., irregular, approximately 11,978 sq. ft. first floor area. OCCUPIED: 1st story, storage, woolen rags and lumber, 11 persons; 2nd and 3rd stories, manufacturing boxes, 14 persons; and

WHEREAS, this appeal was granted by the board at meeting, July 14, 1925, and appellant requested a reopening of the case which request was granted by vote of the board and now proposes to install a sprinkler system.

*Resolved*, that the order of the fire commissioner, No. 68139-F, be *reversed* and the appeal as to this order be and it hereby is *granted* and that the order of the fire commissioner No. 68140-F be and it hereby is *affirmed*, and the appeal as to this order be and it hereby is *denied*.

966-25-A.

APPELLANT—Schoenherr, for Lena J. Fry, owner.  
SUBJECT—Application for reopening, extension of permit, appeal from order of the fire commissioner



# MINUTES

PREMISES AFFECTED—South side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to extend permit. Extension of permit for 90 days granted.

THE VOTE TO EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland, Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(966-25-A)

WHEREAS, Lena J. Fry, owner, filed, September 17, 1925, appeal from an order of the fire commissioner, affecting premises on the south side of Kenmore road, 72 ft. west of Douglas road, Douglaston, Borough of Queens;

WHEREAS, the order of the fire commissioner, dated August 31, 1925, reads (Order No. 97847 1 C):

"You are hereby notified that an inspection of the above premises, used for the storage of fuel oil, shows that the following must be done before the permit requested by you can be issued:

"FORTHWITH—

"1. Remove all fuel oil until the following orders are complied with.

"2. File plans showing the complete installation of the fuel oil burning equipment, as per Rule 16 of the Fuel Oil Rules.

"3. Submit a certificate from the Superintendent of Buildings approving the proposed construction of the tank enclosure and location of the tanks, as per Rule 16 of the Fuel Oil Rules.

"5. Have fuel oil burning device or apparatus for Grade B Fuel Oil approved by the Board of Standards and Appeals as per Rule 35-a of the Fuel Oil Rules.

"6. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals as per Rule 217 of the Fuel Oil Rules.

"7. Provide an automatic shut-off to prevent abnormal flow of fuel oil to the burners, as per Rule 22-a of the Fuel Oil Rules.

"9. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B Fuel Oil carrying piping, as per Rule 25, Sec. 2 of the Fuel Oil Rules."

"12. Provide a pilot light for each automatic fuel oil burning system of an adequate intensity, in each combustion chamber so arranged as not to be easily extinguished, as per Rule 28 of the Fuel Oil Rules."

WHEREAS, the building is frame, 1½ stories in height, by 28 ft. in area; OCCUPIED as a dwelling; and WHEREAS, a fuel oil burning equipment has been installed consisting of a 1,000 gallon tank buried outside the building, "Electrol" burner and the necessary valves and piping make a complete installation; and

WHEREAS, appellant contends: In re Item 2, that the red plans have been filed; re Item 3, that the tank enclosure and enclosure conform with the fuel oil rules; in items 5 and 6, that application has been made to the Board of standards and appeals for the approval of the same; in re Item 7, that the automatic shut-off is part of the apparatus; re Item 9, appellant contends that the same will withstand the required test; and in re Item 12, appellant contends that no pilot light is required in the installation for the reason that it is electrically ignited; and WHEREAS, this appeal was granted by the board at its meeting, April 6, 1926, for a temporary period of 90 days; appellant requests a further extension.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary permit as to the use of Electrol burner for a period of ninety days at the owner's risk pending determination by the board on petition for approval of burner for general use, *on condition* that the fuel oil burning equipment installation shall comply with the fuel oil rules in all other respects.

## BUILDING ZONE CASES.

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hursh Building Co., Inc.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for a business occupancy on the first story.

PREMISES—8502-8512 Bay Parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 P. M., on request of both sides.

332-26-BZ.

APPLICANT—John J. Dunnigan, for John C. Gaffney, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3617 Bainbridge avenue, The Bronx.

APPEARANCES—

For Applicant: Hugh A. McGarry.

For Opposition: None.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 P. M., on request of applicant's representative.

595-25-BZ.

APPLICANT—John J. Dunnigan, for Marie Carberry, owner.

SUBJECT—Application (modification) re: decision of superintendent of buildings, to permit in a business district extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of 3rd avenue, 80.74 ft. south of East 182nd street, The Bronx.

APPEARANCES—

For Applicant: Hugh A. McGarry.

For Opposition: None.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 P. M., on request of applicant's representative.

820-25-BZ.

APPLICANT—John J. O'Connor, on behalf of Washington Improvement Corp., owner.

SUBJECT—Application, modification (re: decision of superintendent of buildings), to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9, 1926, for purpose of requesting modification of resolution previously adopted).

PREMISES AFFECTED—1714-1726 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

For Opposition: Arthur J. Marangelo, John Caldwell Meyers.



# MINUTES

ACTION OF BOARD—Laid over to July 13, 1926, at 2 P. M., on request of applicant.

1053-25-BZ.

APPLICANT—Morgan M. O'Brien, for Louis N. Hartog, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) to permit in a business district the alteration and conversion of a building from a stable into a garage for the storage of more than five automobiles.

PREMISES AFFECTED—214-224 East 22nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

1157-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Corporation, owner.

SUBJECT—Application for reopening, reconsideration (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a proposed building to a height exceeding the limit set by the building zone resolution.

PREMISES AFFECTED—306-308 West 38th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call, July 13, 1926, at 2 P. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

159-26-BZ.

APPLICANT—John J. Dunnigan, for Albert J. Schwarzler, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Cromwell avenue and West 169th street, The Bronx.

APPEARANCES—

For Applicant: Hugh A. McGarry.

For Opposition: William J. Flynn, Edward J. Hogarty, George C. Livers, Mr. Hauben, Warren F. Johnson, Jerry Mahoney and 12 others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....	1
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon ...	4
Absent .....	0

THE RESOLUTION:

(159-26-BZ)

WHEREAS, John J. Dunnigan, for Albert J. Schwarzler, owner, filed, February 25, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southwest corner

of Cromwell avenue and West 169th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 29, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cromwell avenue, south of a point 100 ft. north of West 169th street, is in a business district; that Cromwell avenue, north of a point 100 ft. north of West 169th street, is in an unrestricted district; and that West 169th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered February 15, 1926, reads:

"1. Erection of a proposed garage for storage of more than five motor vehicles in business district contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement in height, with a frontage of 121.21 ft. on Cromwell avenue and 79.65 ft. on West 169th street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the property under appeal is in the block bounded by Boscobel avenue, 169th street and Cromwell avenue, uninhabited by non-conforming use, and the board deems that applicant is not entitled to relief under section 21 of the ground of practical difficulty and unnecessary hardship and that the granting of a variation to permit the proposed use would not be in harmony with the general intent of the zoning resolution, to the end that the public health, safety and general welfare may be secured and substantial justice done.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

210-26-BZ.

APPLICANT—John J. Dunnigan, for Walter S. Thompson, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and also garages for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Jerome avenue and East 169th street, The Bronx.

APPEARANCES—

For Applicant: Hugh A. McGarry.

For Opposition: Wm. J. Flynn, Geo. C. Livers, Edward J. Hogarty.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	0
Absent: Chief Kenlon .....	0

THE RESOLUTION:

(210-26-BZ)

WHEREAS, John J. Dunnigan, for Walter S. Thompson, owner, filed, March 12, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and also garages for the storage of more than five motor vehicles; premises southeast corner of Jerome avenue and East 169th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 29, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; East 169th street is in a business district, and Gerard avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 11, 1926, reads (N. B. 219-26):

"1. Erection of gasoline station and garages for storage of more than five motor vehicles in a business district is contrary to provisions of Building Zone Resolution."

WHEREAS, the premises consist of an irregular plot of ground, having a frontage of 276 ft. on Jerome avenue and 54 ft. on West 169th street; it is proposed to erect there a gasoline selling station along the Jerome avenue front; apartment houses and stores on the Gerard avenue front and occupy the rest of the premises for individual garages;

WHEREAS, the site under appeal is within 200 ft. of the New Bronx Memorial Hospital, the board deems that applicant is not entitled to relief under sections 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

26-BZ.

APPLICANT—Joseph Leone, for Edward H. Litchfield, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—299-307 5th street, Brooklyn.

APPEARANCES—

For Applicant: Herman A. Schoenfield, Joseph Leone.

For Opposition: Rudolph J. Vogt.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(175-26-BZ)

WHEREAS, Joseph Leone, for Edward Litchfield, owner, May 26, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 299-307 5th street, Brooklyn;

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 29, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 5th street is in a business district; Fourth avenue is in a business district, and that Gerard avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 8, 1926, reads (Applic. No. 1058-26):

"1. Garage for more than 5 motor vehicles not permitted in business district. Zone Resolution, Art. II, Sec. 4 (15).

"Above application is, therefore, denied."

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant is not entitled to relief under section 7e of the building zone resolution

nor under section 21 on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

263-25-BZ.

APPLICANT—Harry Schwartz and William Lipitz, for Isotta Motors, Inc., owner.

SUBJECT—Application (re: order of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop on the 1st story (previously dismissed).

PREMISES AFFECTED—131 West 52nd street, Manhattan.

APPEARANCES—

For Applicant: David O. Kuh.

For Opposition: Edward J. Hogarty.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(263-25-BZ)

WHEREAS, Harry Schwartz and William Lipitz, for Isotta Motors, Inc., owner, filed, March 9, 1925, an application, under the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop on the 1st story (previously dismissed); and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 29, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 52nd street is in a business district; that Sixth avenue is in a business district, and that Seventh avenue is in a business district; and

WHEREAS, the order of the superintendent of buildings, rendered December 10, 1924, reads (Order No. 3916):

"In that of occupying and conducting a motor vehicle repair shop on 1st story of above premises located in a business district. Contrary to the Zoning Resolution.

"You are hereby directed to discontinue the use of above premises as a motor vehicle repair shop forthwith."

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 25 ft. and a depth of 100 ft. 5 in. at 1st story, 48 ft. above; to be occupied as motor vehicle repair shop on the 1st story; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the order of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

303-26-BZ.

APPLICANT—James W. Byrnes, for Mary G. Conboy, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the alteration, extension and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—405-413-423 44th street, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: James W. Byrnes, Philip Freshman, Mary G. Conboy.

For Opposition: W. W. Butcher, Charles W. Meyer, Patrick Connolly, Zenas Sutton.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioner Guilfoyle and Chief Kenlon .....	3
Negative: Commissioners Connell and Holland.	2
Absent .....	0

## THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	4
Negative: Commissioner Connell .....	1
Absent .....	0

## THE RESOLUTION:

(303-26-BZ)

WHEREAS, James W. Byrnes, for Mary G. Conboy, owner, filed, April 7, 1926, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district the alteration, extension and change of occupancy of a stable for more than five horses to a garage for the storage of more than five motor vehicles; premises 405-413-423 44th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 29, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a business district and that 44th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 24, 1926, reads (Applic. No. 8707-26):

"Proposition contrary to Zone Resolution, Art. II, Section 6-a.

"Converting and *extending* a stable for more than five horses to a garage for more than five motor vehicles. The extension being partly in a residential and partly in a business district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 162 ft. and a depth of 100 ft. 2 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c, as to the existing garage space extending into a more restricted use district, and under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be erected in excess of two stories above grade; that there shall be no cellar or basement other than the necessary space for the accommodation of the heating apparatus; that the rear and easterly gable walls shall be unpierced throughout their entire height and length; that the openings in the westerly gable wall shall be permitted only so long as the corner plot and these premises shall remain in the one ownership; that the structure shall be erected fireproof throughout; that a rear yard of not less than 10 ft. in depth for the entire width of property shall be provided and maintained at the level of 2nd story; that a sky-

light throughout shall be provided in the roof of this one-story extension, glazed with wire glass, with fixed ventilated louvres, attached to the rear wall of the second story; that there shall be no signs or advertising of any nature or description displayed on the proposed building other than one projecting sign indicating the name and title of the business; that there shall be no roof sign erected that the front elevation be finished with face brick and architectural terra cotta or natural stone trimmings, of attractive design; that any gasoline equipment installed shall be located at the extreme westerly end at the street front of this structure; that a return of the proposed design of the front elevation shall be made to this board for approval before submission to the superintendent of buildings for acceptance; that all permits required shall be obtained within nine months and the building completed within eighteen months.

346-26-BZ.

APPLICANT—James Kearney, for Edward Morrisson owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—116-122 West 100th street Manhattan.

## APPEARANCES—

For Applicant: James Kearney.

For Opposition: Samuel Jurmark.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	
Negative .....	
Absent: Chief Kenlon .....	

## THE RESOLUTION:

(346-26-BZ)

WHEREAS, James Kearney, for Edward Morrisson, owner, filed, April 20, 1926, an application, under the building zone resolution, to permit in a business district, also in a "area district, the erection and maintenance of a garage the storage of more than five motor vehicles, and also omission of the rear yard; premises 116-122 West 100 street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 29, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 100th street is in a business district; West 99th street is in a business district; and that Columbus avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 8 and June 2, 1926, reads (N. B. 44-1926) Decision of April 8th reads—

"This amendment is disapproved with the following objection:

"17. In a business district a garage for more than five motor vehicles may not be erected. Sec. 4, Building Zone Resolution."

Decision of June 2nd reads—

"This amendment is disapproved with the following objection:

"19. Rear yard must be provided as required by section 17 of the Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, three stories and basement in height, with a frontage of 75 ft. and a depth of 100 ft. and 11 in.; to be occupied as a garage for the storage of more than five motor vehicles; and



# MINUTES

WHEREAS, the applicant proposes a building for automob-  
manufacturer's garage use as distributing station and  
agency, and established his basis of appeal under section  
and the board deemed that he was entitled to the relief  
requested under section 21 of the building zone resolution  
on the ground of practical difficulties and unnecessary hard-

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* in the application of the use dis-  
trict regulations of the building zone resolution, and that  
the application be and it hereby is *granted on condition* that  
the building shall be restricted to a three-story structure  
above grade; that the entire building shall be constructed  
of steel frame and with a fixed louvre ventilator attached  
to the roof; that a rear yard of not less than 10 ft. shall be  
maintained for the entire width of the premises at the 2nd  
story level; that the offset shall be glazed with wire glass  
steel frame and with a fixed louvre ventilator attached  
to the wall at the skylight roof; that the gable walls through-  
out the rear wall of the 1st story shall be unpierced; that  
there shall be no opening in the rear wall within 20 ft.  
of the easterly gable wall; that any openings if installed,  
in the rear wall above the 2nd story level, shall be provided  
with fixed steel sash glazed with wire glass; that there  
shall be no signs nor advertising on the front of the build-  
ing or on the roof, other than one projecting electric sign  
indicating the title and conduct of the business; that there  
shall be no gasoline storage equipment installed or maintained  
on the premises; that all permits necessary for the prosecu-  
tion of the work shall be obtained within nine months and  
the building completed within eighteen months from the  
date of this action.

-BZ.  
CANT—William F. Doyle, for Fordham Triangle  
Realty Co., owner.

ECT—Application for reopening—modification of res-  
olution (re: decision of superintendent of build-  
ings), under section 21 of the building zone resolu-  
tion, to permit in a business district the erection  
and maintenance of a garage for the storage of  
more than five (5) motor vehicles.

SES AFFECTED—East side of Jerome avenue, 50  
ft. north of 200th street (Bedford Park boulevard),  
The Bronx.

ARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ON OF BOARD—Application reopened and resolu-  
tion modified.

OTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

RESOLUTION:

(991-25-BZ)

WHEREAS, William F. Doyle, for Fordham Realty Com-  
pany, filed, September 28, 1925, an application, under  
building zone resolution, to permit in a business district  
the erection and maintenance of a garage for the storage  
of more than five motor vehicles; premises east side of  
Jerome avenue, 50 ft. north of 200th street (Bedford Park  
boulevard), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application  
before the board of standards and appeals, at its regular meet-  
ing, February 9, 1926, after due notice by publication in  
the minutes of the Board of Standards and Appeals; and  
WHEREAS, the use district maps accompanying the build-  
ing zone resolution show that Jerome avenue is in a busi-  
ness district; that 200th street (Bedford Park boulevard)  
is in a business district, and that Villa avenue is in a resi-  
dential district; and

WHEREAS, the decision of the superintendent of buildings,  
rendered September 15, 1925, reads:

"1. Occupancy of proposed building in business dis-  
trict as garage for storage of more than five motor  
vehicles is contrary to the provisions of the Building  
Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof con-  
struction, two stories in height, with a frontage of 100 ft.  
and a depth of 100 ft.; to be occupied as a garage for the  
storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was en-  
titled to relief under section 21 of the building zone reso-  
lution on the ground of practical difficulty and unnecessary  
hardship; and

WHEREAS, under date of February 9, 1926, the board  
adopted the following resolution:

"*Resolved*, that the board of standards and appeals  
does hereby *make a variation* in the application of the  
use district regulations of the building zone resolution,  
and that the application be and it hereby is *granted on*  
*condition* that the building shall be restricted to a two  
(2) story structure above grade, with no cellar other  
than a boiler room, the use and occupancy of which  
will be restricted exclusively to heating apparatus for  
the use of this structure; that the 1st tier of this build-  
ing shall be built of fireproof construction, steel beams,  
reinforced concrete arches; that the roof shall be of flat  
design and construction, the underside of which shall  
be fire retarded in accordance with the rules of the  
board of standards and appeals; that the rear and gable  
walls shall be unpierced throughout the entire height  
and length; no roof signs shall be erected; that there  
shall be no signs or advertising on the street front of  
the building other than one projecting electric sign in-  
dicating the title of the business conducted on the prem-  
ises; that the street wall shall be finished with face  
brick and architectural terra cotta or stone trimmings;  
any gasoline storage equipment installed shall be located  
on the extreme northerly end at the street front; that  
the rear wall shall be painted a light color and that  
there shall be no skylight in the roof within 30 ft. of  
the rear wall; all permits necessary for the prosecution  
of the work shall be obtained within nine (9) months  
and the building completed within eighteen (18) months  
from the date of this action."

and

WHEREAS, applicant now requests a modification of this  
resolution as to location of gasoline storage and as to sky-  
light.

*Resolved*, that the resolution of the board adopted Febru-  
ary 9, 1926, be and it hereby is *modified* to read:

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* in the application of the use dis-  
trict regulations of the building zone resolution, and that  
the application be and it hereby is *granted on condition*  
that the building shall be restricted to a two (2) story  
structure above grade, with no cellar other than a boiler  
room, the use and occupancy of which will be restricted ex-  
clusively to heating apparatus for the use of this structure;  
that the 1st tier of this building shall be built of fireproof  
construction, steel beams, reinforced concrete arches; that  
the roof shall be of flat design and construction, the under-  
side of which shall be fire retarded in accordance with the  
rules of the board of standards and appeals; that the rear  
and gable walls shall be unpierced throughout the entire  
height and length; no roof signs shall be erected; that there  
shall be no signs or advertising on the street front of the  
building other than one projecting electric sign indicating  
the title of the business conducted on the premises; that  
the street wall shall be finished with face brick and archi-  
tectural terra cotta or stone trimmings; any gasoline stor-  
age equipment installed shall be located approximately at the







# MINUTES

## APPEARANCES—

For Petitioner: S. Rosenblum.

ACTION OF BOARD—Petition reopened and set for hearing July 27, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell and Holland and Deputy Chief Mar-  
tin ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle ..... 1

625-S.

PETITIONER—Joseph Mitchell, for I. Kaminsky, lessee.  
SUBJECT—Variation of labor law as cited in order of fire  
commissioner.

PREMISES AFFECTED—1364-1370 Broadway, Manhat-  
tan.

## APPEARANCES—

For Petitioner: Joseph Mitchell.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(964-25-S)

WHEREAS, Joseph Mitchell, for 37th Street and Broad-  
Corp., owner, filed, September 17, 1925, a petition for  
variation from the requirements of the labor law, as cited  
in an order of the fire commissioner, affecting premises Nos.  
1370 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner (No. 68848-  
C), reads:

"Remove non-fireproof partitions on 3rd story.";

WHEREAS, the building is fireproof, 16 stories in height,  
5 ft. by 173 ft. (irregular) in area; OCCUPIED as a  
factory, approximately 50 persons per story, peti-  
tioner occupying the 3rd story of the premises as offices,  
rooms and factory (women's coats), 65 persons;  
EQUIPPED with a sprinkler system and a fire alarm sys-  
tem. EXITS: Two interior fireproof stairways, extending  
from 1st story to roof; enclosed in fireproof partitions with  
doors at openings; and

WHEREAS, petitioner proposes to remove the upper por-  
tion of the partitions so as they will not affect the sprinkler  
system.

Resolved, that the order of the fire commissioner be and  
the same hereby is affirmed, and that the petition be and it  
is denied.

1230-25-S.

PETITIONER—McKenzie, Voorhees and Gmelin, for Bell  
Laboratories, Inc., owner.

SUBJECT—Variation of labor law as cited in order of  
superintendent of buildings.

PREMISES AFFECTED—744-754 Washington street and  
51-55 Bethune street, Manhattan.

## APPEARANCES—

For Petitioner: Bernard J. Gilroy.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1238-25-S)

WHEREAS, McKenzie, Voorhees & Gmelin, for Bell Labo-  
ratories, Inc., owner, filed, December 2, 1925, a petition for  
variation from the requirements of the labor law, as cited  
in an order of the superintendent of buildings, affecting  
premises 744-754 Washington street and 51-55 Bethune  
street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings,  
dated November 23, 1925 (Violation Order No. 5148),  
reads:

"All windows from 1st to 11th floors are not self-  
closing as required by Section 264 of the Labor Law.

"You are hereby directed to have all windows self-  
closing in accordance with Section 264 of the Labor  
Law.";

and

WHEREAS, the building is fireproof, 11 stories in height,  
128 ft. by 81 ft. in area; OCCUPIED as laboratories for  
the Bell Telephone Company, approximately 50 persons per  
story; and as an auditorium on the 11th story, under same  
auspices, accommodating 650 persons; and EQUIPPED  
with a sprinkler system and a fire alarm signal system.  
EXITS: Two interior fireproof stairways, the northwest  
stair extending from the 1st story to roof, and the south-  
west stair extending from the 1st story to top story, both  
enclosed in fireproof partitions with fireproof doors at open-  
ings; and

WHEREAS, automatic self-closing devices, as required by  
the labor law, have been omitted on all of the windows in  
the exterior walls of the building; and

WHEREAS, petitioner contends that the windows on Bethune  
and Washington street fronts are metal frame and sash,  
glazed with plate glass; that the windows in the south  
wall, adjoining a three-story building, and also those in  
the court walls, west side, are metal frame and sash, glazed  
with wire glass; and

WHEREAS, the building is occupied for research labora-  
tory use and operation by the Bell Telephone Corporation  
and is not used, maintained or operated as a factory build-  
ing.

Resolved, that the board of standards and appeals does  
hereby make a variation from the requirements of the labor  
law, and that the petition be and it hereby is granted on  
condition that there be no combustible or explosive mate-  
rials maintained or stored on the premises, and that all  
openings shall be equipped with approved metal frames and  
sashes, glazed with 1/4 in. polished plate glass, and that  
the building shall not be increased in height.

1230-25-S.

PETITIONER—Rt. Rev. Joseph H. McMahon, executor  
of the Estate of Catherine and Mary Tone, owners.

SUBJECT—Variation of labor law as cited in order of fire  
commissioner.

PREMISES AFFECTED—424 Broome street, Manhattan

## APPEARANCES—

For Petitioner: W. A. Dempsey, Otto F. Spannack,  
Richard J. Barter.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.



MINUTES

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1230-25-S)

WHEREAS, Rt. Rev. Joseph H. McMahon, executor, for Estate of Catherine and Mary Tone, owner, filed, November 27, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 424 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 5, 1925 (Order No. 86838-LD), reads:

"2. Provide safe and unobstructed egress from the lower termination of the fire escape at the rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, \* \* \*";

and

WHEREAS, the building is non-fireproof, seven stories (85 ft.) in height, 25 ft. 2 in. by 107 ft. 8 in. in area at 1st story and 25 ft. 2 in. by 100 ft. in area above. OCCUPIED: 1st story, stores; 2nd, 3rd, 4th, 5th and 6th stories, tenant factory, 20 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 2nd story balcony, with connecting iron stairs leading to the fire escape balcony on rear of building directly at north, with EGRESS from the termination of the fire escape by means of a drop ladder to adjoining yard or through building adjoining at north; ROOFS of adjoining buildings 3 ft. higher at east, 20 ft. lower at west.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the lowest balcony, on condition that the skylight of the 1st story extension be glazed with wire glass and that an iron bridge connecting with the fire escape balcony at the 2nd story level of No. 45 Crosby street shall be provided; that egress from the lowest balcony of No. 45 Crosby street shall be provided through not less than four plain glass openings, one of which shall be from an extended balcony on 45 Crosby street, and as long as conditions as to occupancy and use remain substantially unchanged.

1160-25-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Dora Ungar, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—1337 Gates avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1160-25-S)

WHEREAS, Croker National Fire Prevention Engineering

Co., for Dora Ungar, owner, filed, November 10, a petition for variation of the requirements of the labor law as cited in order of the fire commissioner, affecting premises 1337 Gates avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 15, 1925, reads:

"Order No. 83818-LD—

"1. Provide safe and unobstructed egress from lower termination of the fire escape at rear of building by constructing a fireproof passageway \* and

WHEREAS, the building is non-fireproof, three stories height, 30 ft. by 90 ft. in area; OCCUPIED as a factory, 1st story, glass works, 10 persons; 2nd story, 12 persons; 3rd story, flax spinning, 25 persons. EXIT: An interior steel stairway, extending from the 1st story to roof, enclosed in fireproof partitions, with fireproof openings at openings, a fire escape on the rear of the building, fireproof openings along the course thereof, extending from roof to the yard level; ROOFS of adjoining buildings same level at east, 14 ft. lower at west; and

WHEREAS, the petitioner claims that egress from yard to street may be had by gate in fence leading to and between two adjoining buildings at east; furthermore, the petitioner contends that with the two standard means of egress provided (except egress from yard) and the small openings the exits are adequate.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from the termination of the rear fire escape, on condition that an opening to the rear of the immediate adjoining premises to the east (No. 1335) shall be provided and maintained, the gate in the fence remain open and unlocked during working hours, a sign word "EXIT" painted in red letters, 8 in. high, and that an open yard shall be maintained from the premises in the same ownership, No. 1335, to the adjoining premises, No. 1333; that authorized permission for egress through the yard of No. 1333 shall be filed with the fire commissioner; and that this variation is granted so long as egress from the termination of fire escape be maintained as directed in the foregoing resolution.

265-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Hermitage Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—29 West 15th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, Guilfoyle and Chief Kenlon ..

Negative .....

Absent: Commissioner Connell .....

THE RESOLUTION:

(265-25-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Hermitage Co., owner, filed, March 29, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 29 West 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 17, 1923, reads (Order No. 45496-LD):



# MINUTES

"1. Provide a fireproof enclosed passageway independent of other exits from the termination of exterior screened stairway, leading to the street, as per Sec. 268 of the Labor Law. Note: Plans for all structural changes should be filed in the Bureau of Buildings as required by Chapter 503, Laws of 1916.";

WHEREAS, the building is fireproof, ten stories in height, 94 ft. in area; OCCUPIED as a tenant factory, 25 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: An interior fireproof stairway extending from the 1st story to top story, enclosed in fireproof partitions with fireproof doors at openings, a standard fire escape on the front of the building; also fireproof exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, leading from roof to the yard level, a door in fence leading to adjoining yard at east; ROOFS of adjoining building four stories lower at east, two stories lower at west;

WHEREAS, the petitioner contends that egress from yard street may be had through adjoining building at east; an order was filed in 1915 by the state labor department to provide additional means of egress; that the present exit facilities were accepted as compliance with such order by all city departments having jurisdiction until the present order was filed; furthermore, that the exits are adequate for the small occupancy maintained in this building;

WHEREAS, there has been a recognition of this egress by the state department of labor prior to 1916.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the rear fire escape, on condition that an open, unfastened doorway to adjoining open rear yard of the premises to the east be maintained, and that a copy of authorization for the same of egress to the adjoining premises to the east shall be filed with the fire commissioner, and that the fire escape comply with the requirements of the labor law and the decision of the board of standards and appeals in all other respects.

26-S.

PETITIONER—George and Edward Blum, for Rondax Building Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—51-57 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: John Leonard.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Commissioner Connell	1

RESOLUTION:

(269-26-S)

WHEREAS, George & Edward Blum, for Rondax Building Corp., owner, filed, March 29, 1926, a petition for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises Nos. 51-57 West 39th street, Borough of Manhattan;

WHEREAS, the decision of the superintendent of buildings, rendered March 26, 1926, reads (N. B. Applic. No. 550-26): "This amendment is disapproved with the following objections:

"28. All windows must comply with Sections 264-7 of Labor Law.";

and

WHEREAS, the building is fireproof, 16 stories in height, 85 ft. 8 4/7 in. by 98 ft. 9 in. in area; OCCUPIED as show rooms and 25% manufacturing, about 70 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use 1/4 in. plate glass in windows opening on the street front, the maximum size at 1st story, 9 ft. 4 1/2 in. by 10 ft. 6 in.; at 2nd and 3rd stories, 8 ft. 7 in. by 7 ft. 0 in.; all other windows will comply with the labor law; the petitioner further contends that the architectural effect of the building would be destroyed if compelled to divide the window glass on the first three stories into small lights.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows of the three lower stories on the street front, on condition that the openings be provided with metal frames and sashes, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law be complied with in all other respects.

270-26-S.

PETITIONER—George and Edward Blum, for H. R. H. Construction Co., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—509-519 Eighth avenue and 304-306 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: John Leonard.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Commissioner Connell	1

THE RESOLUTION:

(270-26-S)

WHEREAS, George & Edward Blum, for H. R. H. Construction Co., owner, filed, March 29, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 509-519 Eighth avenue and Nos. 304-306 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 24, 1926, reads (N. B. Applic. No. 350-25):

"This amendment is disapproved with the following objections due to amendment.

"1. Windows must comply with sections 264-7 of Labor Law and rules under Industrial Code.";

and

WHEREAS, the building is fireproof, 24 stories in height, 119 ft. by 113 1/4 in. by 118 ft. 2 3/4 in. in area; OCCUPIED as show rooms and 25% manufacturing, about 150 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use 1/4 in. plate glass in windows opening on the street front, the maximum size at 1st story, 9 ft. 4 1/2 in. by 10 ft. 6 in., at 2nd and 3rd stories, 8 ft. 7 in. by 7 ft.; all other windows will comply with the labor law; the petitioner further contends that the architectural effect of the building would be destroyed if compelled to divide the window glass on the first three stories into small lights.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows of the three lower stories on the street front, *on condition*, that the openings be provided with metal frames and sashes, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law be complied with in all other respects.

271-26-S.

PETITIONER—Edward P. Doyle for Sarah L. Horn, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—52 West 21st street, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon 4

Negative ..... 0

Absent: Commissioner Connell ..... 1

THE RESOLUTION:

(271-26-S)

WHEREAS, Edward P. Doyle, for Sarah L. Horn, owner, filed, March 31, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 52 West 21st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 11, 1926, reads (Order No. 92492-LD):

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273, Labor Law."

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 15 ft. 1½ in. by 70 ft. in area. OCCUPIED: Basement, restaurant, 3 persons; 1st story, vacant; 2nd story, dressmaking, 12 persons; 3rd story, pleating, 7 persons; 4th story, vacant; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in non-fireproof partitions with wooden doors at openings, and a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from top story to the yard level, a gooseneck ladder to roof; and

WHEREAS, the petitioner proposes to construct two 45 degree stairways leading from the yard level up to and connecting with the outside fireproof stairs located on the rear of adjoining buildings at east and west.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects egress from the termination of the fire escape, *on condition* that 45 degree iron stairs shall be provided from the yard level to the first story balcony of the adjoining properties to the east and west, with egress therefrom through fireproof passageway direct to the street from the exterior screened stairway to the west, and the occupancy shall not exceed 25 persons above the second story.

310-26-S.

PETITIONER—Roy Press, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—63-65 Beekman street, Manhattan.

APPEARANCES—

For Petitioner: R. W. Lawrence.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(310-26-S)

WHEREAS, Roy Press, for Daniel C. Adams, et al., owners, filed, April 9, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 63-65 Beekman street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 22, 1926, reads (Order No. 93119-LD):

"1. Extend the interior stairway at the south side of building to the roof, as per Section 271 of Labor Law, said extension and the landings and passageways connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 feet above the roof, as per Sections 271 and 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 6 stories in height, 48 ft. 6 in. by 42 ft. 6 in. in area; OCCUPIED: a printing establishment; 1st story, 11 persons; 2nd story, 6 persons; 3rd story, 14 persons; 4th story, 7 persons; 5th story, 16 persons; 6th story, 17 persons; EQUIPPED with a fire alarm signal system. EXITS: Two interior wooden stairways; the northeast stairway, extending from the 1st story to roof and the southwest stairway extending from the 1st to top story; a fire escape on the Beekman street front of the building, having fireproof openings along the course thereof, extending from the top story to the 1st story balcony, with ladder to street; ROOFS of adjoining buildings 5 and 15 feet lower; and

WHEREAS, petitioner contends that the existing means of exit are adequate.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the required interior means of exit be provided and that the loft side of the rear stairs under appeal shall be fire-retarded in accordance with the order of the board of standards and appeals, and that any openings to the stairhall shall be equipped with metal core self-closing doors.

312-26-S.

PETITIONER—Joseph W. Keller for James Br. el al.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—387-393 Fourth avenue, Manhattan.

APPEARANCES—

For Petitioner: Joseph W. Keller.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(312-26-S)

WHEREAS, Joseph W. Keller, for James Brown, et al.,  
rs, filed, April 12, 1926, a petition for variation from  
requirements of the labor law, as cited in an order of  
fire commissioner, affecting premises Nos. 387-393  
th avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated  
mber 24, 1925, reads (Order No. 88812 LD):

"1. Remove all articles and wares from stairway  
nclosure at west side of building on the 1st story, as  
per Rule 5 of the Board of Standards and Appeals,  
mended July 29th, 1924. Note—Office of the West-  
rn Union Telegraph Co.";

WHEREAS, the building is fireproof, 12 stories in height, 98  
in. by 166 ft. 8 in. in area. OCCUPIED: 1st story,  
; upper stories, offices, show rooms and tenant factories,  
rsons above the 1st story; petitioner occupying a portion  
e 4th Avenue front (westerly) stair hall as an office  
e Western Union Telegraph Co.; said office being  
ed with wood and glass partitions, 8 ft. high and is  
by 7 ft. in area. EQUIPPED with a sprinkler sys-  
EXITS: Two interior fireproof stairways, extend-  
om the 1st story to roof; enclosed in fireproof parti-  
with fireproof doors at openings; and

WHEREAS, petitioner contends having occupied this por-  
f the premises for eight years and contends further  
he office does not in any way obstruct the entrance  
ess from the building.

olved, that the board of standards and appeals does  
make a variation from the requirements of the  
law, and that the petition be and it hereby is granted  
dition that the space restricted for office use and occu-  
shall not exceed an area 7 ft. wide by 27 ft. in length  
at a clear passageway in the main corridor of not  
an 10 ft. shall be maintained; that this office shall  
losed in partitions of metal construction and glass,  
in. polished plate, fixed sash; there shall be but one  
opening at the westerly end of office, equipped with  
osing metal door, opening in, and not more than two-  
transom sash for ventilation; and that the lights of  
panels in said enclosure shall comply with the re-  
ents of the labor law and the rules of the board of  
ds and appeals.

2-S.  
TIONER—Samuel Rosenblum for Loft Realty  
Co., owner.

ECT—Variation of labor law as cited in order of  
fire commissioner.

ISES AFFECTED—135-139 West 26th street,  
Manhattan.

ARANCES—

For Petitioner: Samuel Rosenblum.  
For Administration: Inspector Maher of fire de-  
partment.

ON OF BOARD—Petition denied.

VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Absent ..... 0

## THE RESOLUTION:

(314-26-S)

REAS, Samuel Rosenblum, for Loft Realty Co.,

owner, filed, April 13, 1926, a petition for a variation of  
the labor law as cited in order of the fire commissioner,  
affecting premises 135-139 West 26th street, Borough of  
Manhattan; and

WHEREAS, the order of the fire commissioner, dated  
June 30, 1926, reads:

"Order No. 81584-LD—

"1. Remove all combustible articles from stairway  
enclosure at east side of building on 1st story, as per  
Rule 5 of the Board of Standards and Appeals, re-  
vised and adopted 7/29/24.

"NOTE:—Candy stand in entrance hall.";

and

WHEREAS, the building is fireproof, twelve stories in  
height, 50 ft. by 94 ft. in area at 1st story and 50 ft. by  
88 ft. in area above; OCCUPIED as a tenant factory;  
approximately 30 persons per story; there being a candy  
stand situated on the 1st story south of the elevators;  
EQUIPPED with a fire alarm signal system. EXITS:  
An interior fireproof stairway, extending from the 1st  
story to roof, enclosed in fireproof partitions with fireproof  
doors at openings; an exterior iron stairway on the rear  
of the building, having fireproof openings along the course  
thereof, extending from the top story to the 2nd story  
balcony, with EGRESS from the termination of the fire  
escape by means of connection to exterior stairs of adjoining  
building to east, thence through fireproof passageway  
to street; and

WHEREAS, petitioner contends that there is a 4 ft. 10 in.  
wide passageway in front of the stand in question; that  
the interior stairway is only three feet in width; that the  
stand offers no obstruction in the hallway to the street,  
and petitioner, in order to prevent persons standing in front  
of the stand, proposes to build up a wire glass partition  
at the westerly side of the stand.

Resolved, that the order of the fire commissioner be and  
the same hereby is affirmed, and that the petition be and it  
hereby is denied.

317-26-S.

PETITIONERS—George and Edward Blum for Hero-  
gal Construction Co., owner.

SUBJECT—Variation of labor law as cited in decision of  
superintendent of buildings.

PREMISES AFFECTED—315-325 West 36th street,  
Manhattan.

APPEARANCES—

For Petitioner: John Leonard.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-  
ers Holland, Guilfoyle and Chief Kenlon 4  
Negative ..... 0  
Absent: Commissioner Connell ..... 1

## THE RESOLUTION:

(317-26-S)

WHEREAS, George and Edward Blum, for Herogal Con-  
struction Co., owner, filed a petition April 13, 1926, for a  
variation of the requirements of the labor law as cited in  
decision of the superintendent of buildings, affecting prem-  
ises 315-325 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings,  
dated March 19, 1926, re: Applic. No. 65-1926, reads:

"This amendment is disapproved with the following  
additional objection due to amendment:

"10. Windows on 1st, 2nd and 3rd floors should  
comply with Section 264 of Labor Law and 503 of  
Industrial Code.";

and

WHEREAS, the proposed building is fireproof, 16 stories  
in height, 140 ft. by 88 ft. 9 in. in area. OCCUPIED:  
Offices, showrooms and 25% manufacturing; about 140



# MINUTES

persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use  $\frac{1}{4}$  in. plate glass in window openings on the street front, the maximum size at 1st story 11 ft. 4 in. by 17 ft. 11 $\frac{1}{2}$  in.; 2nd story 17 ft. 11 $\frac{1}{2}$  in. by 7 ft.; 3rd story, 17 ft. 11 $\frac{1}{2}$  in. by 6 ft. 8 in.; all other windows will comply with the labor law; the petitioner further contends that the architectural effect of the building would be destroyed if compelled to divide the window glass on the first three stories into small lights.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the windows of the three lower stories on the street front, on condition, that the openings be provided with metal frames and sashes, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law be complied with in all other respects.

320-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Mirror Clothing Shop, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—91 Canal street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(320-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Louis Rubenstein, owner, filed, April 14, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 91 Canal street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 3, 1924, reads (Order No. 60156-LD):

"1. Arrange the fire escape on the front of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or other proper alternative method to comply with Section 271 of the Labor Law. Among the defects noted are the following: No counterbalanced stairway from the lowest balcony to the ground."

and

WHEREAS, the building is non-fireproof, 5 stories in height, 25 feet by 50 feet in area. OCCUPIED: 1st story, store, 3 persons; 2nd story, stock rooms, 3 persons; 3rd story, dressmaking, 6 persons; 4th and 5th stories, manufacture of infants' wear, 5 persons on each story. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire retarding partitions with fireproof doors at openings, a fire escape on the front of the building, having fireproof openings along the course thereof, extending from top story to the 2nd story and drop ladder in guides to sidewalk; and

WHEREAS, the petitioner contends on account of the 1st

story show window at front; that a counterbalanced stairway would detract from the show window and lower the value of the store; and that the exits are adequate; petitioner further proposes to counterbalance the present drop ladder in guides.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the lower balcony shall be extended to include not less than two windows, and that the two counterbalanced drop ladders in guides shall be provided, at each end of the fire escape, and granted only so long as conditions as to occupancy and use remain substantially unchanged.

1023-25-S.

PETITIONER—John Cramer & Son, owner.

SUBJECT—Variation of labor law, as cited in order of fire commissioner.

PREMISES AFFECTED—199-209 Steuben street, Brooklyn.

APPEARANCES—

For Petitioner: Frederick W. Mayes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	
Negative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Deputy Chief Martin .....	
Absent .....	

THE RESOLUTION:

(1023-25-S)

WHEREAS, John Cramer & Son, filed, October 5, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 199-209 Steuben street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 8, 1925, reads (Order No. 76809-LD):

"1. Arrange the fire escape on the south side of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following:

"No stairway provided from top balcony to roof

and

WHEREAS, the building is of standard mill construction, three stories in height, 106 ft. by 53 ft. in area. OCCUPIED: Basement, cutting leather, 35 persons; 1st story, shipping, 25 persons; 2nd and 3rd stories, manufacture of shoes, 55 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: An interior wooden stairway, enclosed in brick partition with fireproof doors at openings; two fire escapes, one on north side and one on the south side of the building, having fireproof openings along the course thereof, extending from the top story to the ground; with EGRESS from the building by means of driven street; no buildings adjoining; and

WHEREAS, the petitioner contends in view of the fact that the building is of mill construction, provided with an approved sprinkler system, accessible from all sides, that advantage would be gained by extending the southern fire escape to the roof.

Resolved, that the order of the fire commissioner, dated May 8, 1925, is affirmed, and that the petition be and it hereby is denied.



# MINUTES

26-S.  
PETITIONER—Schwartz and Gross, for 36th Street and Eighth Avenue Corp., owner.  
SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.  
PLACES AFFECTED—520-530 Eighth avenue, 267-275 West 36th street and 260-264 West 37th street, Manhattan.

APPEARANCES—  
For Petitioner: Alfred A. Tearle.  
ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(328-26-S)

WHEREAS, Schwartz & Gross, for 36th Street and 8th Avenue Corp., owner, filed, April 16, 1926, a petition for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting places Nos. 520-530 Eighth avenue, Nos. 267-275 West 36th street and Nos. 260-264 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 13, 1925, reads (N. B. Applic. 549-25):

"1. All windows throughout must comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

WHEREAS, the building, facing on three street fronts, is 24 stories in height, having a frontage of 150 ft. on Eighth avenue, 197 ft. on West 36th street and 50 ft. on West 37th street. OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing, 180 persons; EQUIPPED with a sprinkler system. EXITS: fire interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories, in the front walls of the building, on each of the three street fronts, glazed with  $\frac{1}{4}$  in. plate glass, the maximum area of the glass being 8 ft. by 17 ft. on the 1st story and 5 ft. by 10 ft. on the 2nd and 3rd stories; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories and would also destroy the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted, only in as far as it affects windows on the three lower stories on the three street fronts, on condition that the openings shall be fitted with metal frames and sash, glazed with  $\frac{1}{4}$  in. plate glass; and that the requirements of the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL.

26-SA.  
PETITIONER—Signal Electric Mfg. Co.  
SUBJECT—Approval of Signal Weatherproof Bells.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to July 27, 1926, at 2 P. M., and referred to fire commissioner for examination and report by his electrical division in the meantime.

25-SA.  
PETITIONER—A. J. Feltault, for Teesdale Manufacturing Company, owner.

SUBJECT—Approval of Teesdale Automatic Fuel Oil Pump.

## APPEARANCES—

For Petitioner: A. J. Feltault.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by committee of board.

92-23-SA.

PETITIONER—The Surface Combustion Company.

SUBJECT—Approval of the Surface Combustion Fuel Oil Burner.

## APPEARANCES—

For Petitioner: Raymond S. Wile.

ACTION OF BOARD—Petition approved.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle ..... 1

## THE RESOLUTION:

(92-23-SA)

WHEREAS, the Surface Combustion Company filed, January 23, 1923, a petition for approval of their device, known as the Surface Combustion Fuel Oil Burner; and

WHEREAS, the approval of this burner is sought exclusively for industrial use and operation, such as annealing and smelting furnaces.

Resolved, that the board of standards and appeals does hereby approve the device known as the Surface Combustion Fuel Oil Burner for industrial operation and use only on condition that the fuel oil burning equipment in all installations shall be in accordance with the fuel oil rules of the board of standards and appeals.

1169-23-SA.

PETITIONER—Warren Steam Pump Company.

SUBJECT—Approval of the Warren Fuel Oil Pump and Heater Sets.

## APPEARANCES—None.

ACTION OF BOARD—Petition approved.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connolly, Holland and Deputy Chief Martin ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle ..... 1

## THE RESOLUTION:

(1169-23-SA)

WHEREAS, the Warren Steam Pump Company filed, October 11, 1923, a petition for approval of their device known as the Warren Fuel Oil Pump and Heater Sets; and

WHEREAS, a committee of the board inspected these devices in operation at 79 Hunter avenue, Long Island City, and recommended approval of the Warren Fuel Oil Pump for use with grade "A" fuel oil, there being no requirement of law as to heater sets.

Resolved, that the board of standards and appeals does hereby approve the Warren Fuel Oil Pump for use in conjunction with fuel oil burning equipment when installed and operated in accordance with the rules of the board of standards and appeals, on condition that all moving parts of the pump shall be of brass or bronze.

259-25-SA.

PETITIONER—Automatic Oil Burner Corporation.

SUBJECT—Approval of Electrol Automatic Oil Burner.

## APPEARANCES—

For Petitioner: Edgar T. Avery.

ACTION OF BOARD—Petition approved.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle ..... 1

## THE RESOLUTION:

(259-25-SA)

WHEREAS, the Automatic Oil Burner Corporation filed, March 6, 1926, a petition for approval of their device, known as the "Electrol" Automatic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at 32 Lincoln street, Flushing, Borough of Queens.

*Resolved*, that the board of standards and appeals does hereby *approve* the "Electrol" Automatic Oil Burner, in accordance with report of engineer of the board, for domestic installation, using grade "B" fuel oil, *on condition* and in conjunction with installations and equipment complying with the rules of the board of standards and appeals in all respects, except as to pilot light and control.

603-25-SA.

PETITIONER—Cook Electric Company.

SUBJECT—Approval of Cook Automatic Electric Fuel Oil Pump.

APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Petition approved.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle ..... 1

## THE RESOLUTION:

(603-25-SA)

WHEREAS, the Cook Electric Company filed, June 11, 1925, a petition for approval of their device, known as the Cook Automatic Electric Fuel Oil Pump; and

WHEREAS, a committee of the board inspected this device in operation at No. 110 Puritan avenue, Forest Hills, Borough of Queens.

*Resolved*, that the board of standards and appeals does hereby *approve* the Cook Automatic Electric Oil Pump, in accordance with report of engineer of board, for domestic installation, using grade "B" fuel oil, *on condition* and in conjunction with installations and equipment complying with the rules of the board of standards and appeals in all respects.

887-25-SA.

PETITIONER—O. J. Moussette Company.

SUBJECT—Approval of Moussette Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Guilfoyle ..... 1

## THE RESOLUTION:

(887-25-SA)

WHEREAS, O. J. Moussette Company filed, August 31, 1925, a petition for approval of their device, known as the Moussette Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at 8637 111th street, Richmond Hill, Borough of Queens.

*Resolved*, that the board of standards and appeals does

hereby *approve* the Moussette Oil Burner in accordance with report of engineer of board, *on condition* and in conjunction with installations and equipment complying with rules of the board of standards and appeals in all respects.

940-25-SA.

PETITIONER—Combustion Utilities Corporation.

SUBJECT—Approval of Doherty Gas Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin .....  
Negative .....  
Absent: Commissioner Guilfoyle .....

## THE RESOLUTION:

(940-25-SA)

WHEREAS, the Combustion Utilities Corporation filed, February 12, 1925, a petition for approval of their device, known as Doherty Gas Oil Burner; and

WHEREAS, a committee of the board inspected the device in operation at 125 Van Dam street, Long Island City, Borough of Queens, and the engineer of the board recommended against the approval of the device.

*Resolved*, that the petition for approval of the Doherty Gas Oil Burner be and it hereby is *dismissed*.

1032-25-SA.

PETITIONER—Melco Engineering Corporation.

SUBJECT—Approval of Melco Automatic Oil Burner, Type "A."

APPEARANCES—

For Petitioner: C. A. Barcell.

ACTION OF BOARD—Petition approved.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Howard and Deputy Chief Martin .....  
Negative .....  
Absent: Commissioner Guilfoyle .....

## THE RESOLUTION:

(1032-25-SA)

WHEREAS, the Melco Engineering Corporation filed, October 8, 1925, a petition for approval of their device, known as the Melco Automatic Oil Burner, Type "A"; and

WHEREAS, a committee of the board inspected this device in operation at 10 Puritan avenue, Forest Hills, Borough of Queens.

*Resolved*, that the board of standards and appeals does hereby *approve* the Melco Automatic Oil Burner, Type "A," in accordance with report of engineer of board, for domestic installation, using grade "B" fuel oil, *on condition* and in conjunction with installations complying with the rules of the board of standards and appeals in all respects.

1193-25-SA.

PETITIONER—Paramount Fuel Oil Burner, Inc.

SUBJECT—Approval of Paramount Fuel Oil Burner.

APPEARANCES—

For Petitioner: Fred M. Ritzmer.

ACTION OF BOARD—Petition approved.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin .....  
Negative .....  
Absent: Commissioner Guilfoyle .....

## THE RESOLUTION:

(1193-25-SA)

WHEREAS, the Paramount Fuel Oil Burner, Inc., filed, November 17, 1925, a petition for approval of their device, known as the Paramount Fuel Oil Burner; and



# MINUTES

WHEREAS, a committee of the board inspected this device operation on Jackson street, Bayside, Long Island, Borough of Queens.

Resolved, that the board of standards and appeals does hereby approve the Paramount Fuel Oil Burner in accordance with report of engineer of board, for use with grade

"B" fuel oil, on condition and in conjunction with installations and equipment complying with the rules of the board of standards and appeals in all respects.

Adjourned 5.35 p. m.

WILLIAM J. O'GORMAN, Secretary.

# RULES

## FIRE ESCAPE RULES

ADOPTED JULY 2, 1918; CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924; CAL. NO. 414-24-SR.

Rule 1. In any building erected prior to October 1, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or egress under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) inches mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

Any such fire escape erected prior to October 1, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not more than 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire win-  
leading to balconies may be at window sill level if steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or egress by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

2. A fire escape shall not hereafter be accepted as one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be oc-

cupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 3. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Nassau street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Nassau street. Price, 30c; by mail, 35c.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including June 30, 1926 .....	583	Dismissed .....	
Restored to calendar .....	55	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	139	Granted on condition .....	
Requests to amend .....	22	Appliances approved .....	
Requests for modification .....	23	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	1	Rules approved .....	
Requests for extension of time .....	12	Rules disapproved or rescinded .....	
Requests for extension of permit .....	21	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	8	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1610	Requests for modification granted .....	
Disposed of .....	1021	Requests for modification denied .....	
Cases pending June 30, 1926 .....	589	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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XI

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JULY 13, 1926

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No. 28

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

—Municipal Building, Rooms 1001 to 1015.

PHONE—Worth 0184.

HOURS—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

## CONTENTS

Issue of the Bulletin contains, in the order given—

cket.

l of Clerk's Calendar.

e Trial Calendar.

ices in Building Zone Cases.

utes of Special Meeting, July 1, 1926, at 10 a. m.

utes of Regular Meeting, July 6, 1926, at 10 a. m.

utes of Regular Meeting, July 6, 1926, at 2 p. m.

erve Calendar.

es.

gress Report.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 13, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 20, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending July 7, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
592-26-S.....	F.D.	....386-388 West Broadway, Man. L. D. 90166.
591-26-A.....	F.D.	....28 Kingston Road, Jamaica, Q. Alt. 2192-1924.
590-26-A.....	F.D.	....113 3rd ave., College Point, Q. L. C. 4265,
589-26-S.....	B.B.M.	..38-42 East 32nd st., Man. Alt. 2687-1925.
588-26-BZ.....	B.B.M.	..150 West 59th st., Man. N. B. 300-1926.
587-26-BZ.....	B.B.B.	..941-949 Washington ave., Bklyn. N. B. 7618-1926.
586-26-BZ.....	B.B.M.	..2-4 West 72nd st., Man. Zone Viol. 69-1925.
585-26-A.....	B.B.B.	..South side of 50th st., 223 ft. east of 1st ave., Bklyn. Alt. 10437-1926.
584-26-A.....	F.D.	....6600 Metropolitan ave., Middle Village, Q. N. B. 693-1926.
<i>Restored to Calendar.</i>		
169-26-A.....	F.D.	....607-611 West 47th st., Man. L. C. 32312.
66-26-A.....	F.D.	....East side Pearson st., 280 ft. north of Creek st., L. I. City, Q. F-88586.

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brooklyn
B.B.M.	.....Bureau of Buildings, Manhattan
B.B.Q.	.....Bureau of Buildings, Queens
B.B.R.	.....Bureau of Buildings, Richmond
B.B.Bx.	.....Bureau of Buildings, Bronx
T.H.D.	.....Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 13, 1926, AT 2 P. M.

*Building Zone Cases.*

372-26-BZ.  
APPLICANT—Fred C. Hulbert, owner.  
PREMISES—Southeast corner of Pouillion avenue and  
Hylan boulevard, Annadale, Richmond.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a business district the erection and main-  
tenance of a gasoline selling station.

414-26-BZ.  
APPLICANT—William F. Doyle, for David Skolkin,  
owner.  
PREMISES—Southwest corner of 87th street and Jamaica  
avenue, Jamaica, Queens.  
APPLICATION, under sections 7c and 21 of the building  
zone resolution,  
TO PERMIT in a residence district extending from a busi-  
ness district the erection and maintenance of a the-  
atre, store and office building.

543-26-BZ.

APPLICANT—Henry B. Saltman, owner.

PREMISES—Southwest corner of Yellowstone avenue and  
Queens boulevard, Forest Hills Terrace, Borough  
of Queens.

APPLICATION, under sections 7c and 21 of the building  
zone resolution,

TO PERMIT in a business district extending from an un-  
restricted district the erection and maintenance of  
a gasoline service station.

1157-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Cor-  
poration, owner.

PREMISES—306-308 West 38th street, Manhattan.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a 1½ times height district the erection of  
the street walls of a building to a height exceeding  
the limit set by the building zone resolution (pre-  
viously denied).

421-26-BZ.

APPLICANT—Julius Eckman, for Stollkester Holding  
Corp., owner.

PREMISES—181 Delancey street and 54-62 Attorney  
street, Manhattan.

APPLICATION, under section 7e of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a garage for the storage of more than  
five (5) motor vehicles.

437-26-BZ.

APPLICANT—H. H. Murdock, for 250 West 25th Street  
Corp., owner.

PREMISES—250-252 West 25th street, Manhattan.

APPLICATION, under section 21 of the building zone res-  
olution,

TO PERMIT in a portion of a street between two inter-  
secting streets, in which portion there exists a  
exit from and entrance to a public school, and with-  
in 200 feet from such exit and entrance, the erec-  
tion and maintenance of a garage for the storage  
of more than five (5) motor vehicles.

272-26-BZ.

APPLICANT—William F. Regan, for Beardsley Realt  
Co., owner.

PREMISES—553-563 Atlantic avenue, Brooklyn.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station.

588-26-BZ

APPLICANT—Winter and Wilkes, Incorporate  
owner.

PREMISES—150 West 59th street and 145 West 58  
street, Manhattan.

APPLICATION, under sections 7c, 7d and 21 of the  
building zone resolution,

TO PERMIT in a residence district extending from a  
business district the erection and maintenance  
a building occupied in part for business and  
office purposes.

**JULY 13, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

211-26-A—57-73 Lincoln road, Brooklyn.

268-26-A—Southwest corner of Woodside and Barn  
avenues, Woodside, Borough of Queens

273-26-A—102-106 Wooster street, Manhattan.

276-26-A—121-123 Greene street, Manhattan.

299-26-A—180-10 93rd street, Jamaica, Borough of Queens



# CALENDAR

- 01-26-A—260-270 Ten Eyck street, Brooklyn.  
 19-26-A—At Long Island Railroad, 500 ft. south of Locust avenue, Jamaica South, Borough of Queens.  
 24-26-A—1254-1256 Union street, Brooklyn.  
 76-25-A—35-43 Meserole avenue, Brooklyn.  
 07-25-A—166 North 5th street, Brooklyn.  
 05-25-A—910 East 138th street, The Bronx.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 13, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

NO. 333-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, architect, on behalf of Lichtenstein and Bernstein, owners, to permit in a business district the proposed extension of an existing wet wash laundry; premises 1882 Crotona avenue, The Bronx.

NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

NO. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

NO. 1241-25-BZ—Application, December 3, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of David Serota, owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises east side of Utica avenue, 265 ft. 5 in. south of Farragut road, Brooklyn.

NO. 395-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Max Brickner and Herman Zucker, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Cooper avenue and Fresh Pond road, Ridgewood, Borough of Queens.

NO. 201-26-BZ—Application, March 9, 1926, under sections 7g and 21 of the building zone resolution, of John Messerschmitt, applicant, on behalf of Owl Sales Service Co., Inc., owner, to permit in a resi-

dence district the extension of an existing garage for the storage of more than five (5) motor vehicles; premises 290-292 Eighth avenue, Astoria, Borough of Queens.

CAL. NO. 221-26-BZ—Application, March 15, 1926, under section 21 of the building zone resolution, of McIntyre and O'Leary, applicants, on behalf of Essex Shepherd & Co., owner, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story; premises 930 East 178th street and 1987 Vyse avenue, The Bronx.

CAL. NO. 19-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William Glichman, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1659-1667 St. Marks avenue, Brooklyn.

CAL. NO. 274-26-BZ—Application, April 1, 1926, under sections 7e and 21 of the building zone resolution, of John De Hart, applicant, on behalf of Ida M. Hewitt, owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 3349-3351 East Tremont avenue, The Bronx.  
 WILLIAM E. WALSH, *Chairman.*

## JULY 13, 1926, 2 P. M.

### *Appeals from Administrative Orders.*

- 243-26-A—82-96 White street, Brooklyn.  
 164-26-A—2873 Bainbridge avenue, The Bronx.  
 214-25-A—307 East 170th street, The Bronx.  
 215-25-A—309 East 170th street, The Bronx.  
 216-25-A—313 East 170th street, The Bronx.  
 217-25-A—317 East 170th street, The Bronx.  
 262-26-A—638 54th street, Brooklyn.  
 114-23-A—473-475 Broome street, Manhattan.  
 479-26-A—243 80th street, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, July 13, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 820-25-BZ—Application, June 1, 1926, under sections 7c and 21 of the building zone resolution, of John J. O'Connor, applicant, on behalf of Washington Improvement Corporation, owner, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store and theatre purposes (reopened on June 1st for the purpose of modifying resolution previously adopted); premises 1714-1726 Kings highway, Brooklyn.

CAL. NO. 198-26-BZ—Application, March 9, 1926, under section 21 of the building zone resolution, of Hugh Mulligan, applicant, on behalf of 353 Lexington Avenue Corporation, owner, to permit in a resi-



# CALENDAR

dence district the alteration and change of occupancy in part from residence use to business use; premises 349-353 Lexington avenue, southeast corner of East 40th street, Manhattan.

CAL. NO. 388-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Waldman Bros., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 1551-1555 Coney Island avenue, Brooklyn.

CAL. NO. 595-25-BZ—Application, May 18, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marie Carberry, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises west side of Third avenue, 80.74 ft. south of East 182nd street, The Bronx.

CAL. NO. 394-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 1375-1383 Broadway Corporation, lessee (Mary E. Fitzgerald Estate, owner), to permit in a two-times height district the erection and maintenance of the street wall to a height in excess of the limiting height prescribed by the zone resolution; premises 1375-1383 Broadway and 121-133 West 37th street, Manhattan.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

CAL. NO. 332-26-BZ—Application, April 16, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John C. Gaffney, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3617 Bainbridge avenue, The Bronx.

CAL. NO. 6-26-BZ—Application, January 2, 1926, under sections 7e, 7g and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Schinasi Commercial Corporation, owner (Edward I. Heyman, lessee), to permit in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles (previously denied under section 7e); premises 311 West 120th street, Manhattan.

CAL. NO. 1154-25-BZ—Application, November 9, 1925, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Fogel-Hirsh Building Co., owner, to permit in a residence

district the erection and maintenance of a building for business occupancy on the 1st story; premises 8502-8512 Bay parkway, Brooklyn.

CAL. 311-26-BZ—Application, April 10, 1926, under section 21 of the building zone resolution, of Harry M. Sushan, applicant, on behalf of Katinka Petersen, owner, to permit in a business district the extension in height for an additional story of a one-story motor vehicle repair shop; premises 746 Fourth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 20, 1926, AT 2 P. M. *Building Zone Cases.*

533-26-BZ.

APPLICANT—John W. Clancy, for Mary E. Bird, owner  
PREMISES—2337 Hoffman street, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution.

TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

450-26-BZ.

APPLICANT—A. F. Gilbert, for Manufacturers Trust Company, owner.

PREMISES—1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

APPLICATION, under section 7c of the building zone resolution.

TO PERMIT in a residence district extending from a business district the erection and maintenance of a business building.

JULY 20, 1926, 10 A. M.

*Appeals from Administrative Orders.*

335-26-A—31-33 Pine street, Manhattan.

357-26-A—140 Nassau street, Manhattan.

381-26-A—408 Concord avenue, The Bronx.

385-26-A—2598-2604 Atlantic avenue and 88 Sheffield avenue, Brooklyn.

386-26-A—8823 Avenue L, Brooklyn.

1296-25-A—North side Pierce avenue, from Sixth to Seventh avenues, L. I. City, Borough of Queens.

77-26-A—550 West 252nd street, The Bronx.

359-26-A—34 35th street, Brooklyn.

393-26-A—Southwest corner Kingsland avenue and Luyck place, Corona, Borough of Queens.

1161-25-A—848-852 Washington street, Manhattan.

66-26-A—East side Pearson street, 280 ft. north Creek street, L. I. City, Borough of Queens.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 20, 1926, at 10 o'clock, in Room 1013, Municipal Building,* the following matters:

CAL. NO. 182-26-BZ—Application, March 2, 1926, under section 21 of the building zone resolution, of Richards, Smyth and Conway, applicants, on behalf of Charles H. Ohlau, owner, to permit in a business



# CALENDAR

ness district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

AL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

AL. NO. 1223-25-BZ—Application, November 24, 1925, under sections 6 and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Isaac Levine, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 174-184 Vanderbilt avenue, Brooklyn.

AL. NO. 239-26-BZ—Application, March 20, 1926, under section 21 of the building zone resolution, of Robert J. Berran, applicant, on behalf of Queens Park Development Company, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, a gasoline service station and a motor vehicle repair shop; premises 1890-1900 Gravesend avenue, southwest corner of Avenue Q, Brooklyn.

AL. NO. 250-26-BZ—Application, March 24, 1926, under section 21 of the building zone resolution, of Gilbert Murtha, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Laurel Hill boulevard and 22nd street, Elmhurst, Borough of Queens.

AL. NO. 282-26-BZ—Application, April 3, 1926, under section 21 of the building zone resolution, of Dora Rosenthal, applicant, on behalf of Dora Rosenthal and Herbert F. Rosenthal, owners, to permit in a residence district the change of occupancy in part from residence to business; premises 419 10th street, Brooklyn.

AL. NO. 348-26-BZ—Application, April 21, 1926, under section 21 of the building zone resolution, of Morris Whinston, applicant, on behalf of Harris Levy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2748 White Plains road, The Bronx.

AL. NO. 208-26-BZ—Application, March 11, 1926, under sections 7a and 7g of the building zone resolution, of Belefread Garage Corporation, applicant and lessee (Fannie Lempert, owner), to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 1038-1040 Forest avenue, The Bronx.

CAL. NO. 463-26-BZ—Application, May 24, 1926, under section 7b of the building zone resolution, of C. A. Sandblom, architect, on behalf of Van Dyck Realty Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building; premises 13408-13420 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 234-26-BZ—Application, March 19, 1926, under section 21 of the building zone resolution, of John J. Gilmartin, applicant, on behalf of Brian G. Hughes, Jr., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Cedar avenue, 93 ft. 11 in. south of West 179th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## JULY 20, 1926, 2 P. M.

### *Petitions for Variations.*

- 116-26-S—53 Jackson avenue, Long Island City, Borough of Queens.
- 261-26-S—27-29 Broadway and 1-7 Dunham place, Brooklyn.
- 292-26-S—230-232 West 39th street, Manhattan.
- 306-26-S—64-70 West 36th street, Manhattan.
- 313-26-S—58-64 West 40th street (14th floor), Manhattan.
- 1074-25-S—11-13 Emerson place, Brooklyn.
- 316-26-S—17 East 55th street, Manhattan.
- 336-26-S—171-177 Varick street and 59-69 Charlton street, Manhattan.
- 235-26-S—228 East 51st street, Manhattan.
- 309-26-S—254-258 West 35th street, Manhattan.
- 374-26-S—207 Canal street, Manhattan.
- 378-26-S—171 Sixth avenue, Manhattan.
- 430-26-S—203 West 38th street, Manhattan.
- 1162-25-S—848-852 Washington street, Manhattan.
- 1298-25-S—599-603 Fifth avenue, Brooklyn.
- 295-26-S—442 West 13th street, Manhattan.
- 338-26-S—552-564 West Broadway, Manhattan.
- 379-26-S—159 Varick street, Manhattan.
- 413-26-S—113 East 30th street, Manhattan.
- 480-26-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

### *Appliances Submitted for Approval.*

- 1280-25-SA—Queen Gas Cut-off Valve, approval of.
- 1345-25-SA—Safe Fire Oil Burner, approval of.
- 364-26-SA—Kork-n-Seal; approval of.
- 382-26-SA—Grant Oil Burner, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.



# CALENDAR

298-26-SA—Aladdin Oil Burner, approval of.  
340-26-SA—Shaw Oil Burner, approval of.

## JULY 27, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 1254-25-A—Certificate of approval for combustible mixture (Flit).  
1206-25-A—147 Lombardy street, Brooklyn.  
396-26-A—119-121 Bleecker street, Manhattan.  
398-26-A—237-239 Madison avenue, Manhattan.  
429-26-A—306-310 West 52nd street, Manhattan.  
896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
218-26-A—2101 Flushing avenue, Maspeth, Borough of Queens.  
238-26-A—West side of West 23rd street, 100 ft. north of Mermaid avenue, Brooklyn.  
342-26-A—149 West 125th street, Manhattan.  
404-26-A—507-511 West 26th street, Manhattan.  
409-26-A—769-783 Rockaway avenue, Brooklyn.  
169-26-A—607-611 West 47th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, July 27, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution, of McCooey and Conroy, applicants, on behalf of Hyman Morgenstern, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises 1305-1309 Gates avenue, Brooklyn.  
CAL. NO. 245-26-BZ—Application, March 23, 1926, under section 7e of the building zone resolution, of David Falconer, applicant and owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 183-185 Patterson avenue, Astoria, Borough of Queens.

- CAL. NO. 352-26-BZ—Application, April 22, 1926, under sections 7e and 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Julbert Building Corporation, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1922-1946 Gravesend avenue, Brooklyn.

- CAL. NO. 368-26-BZ—Application, April 27, 1926, under section 21 of the building zone resolution, of The Nicholson Company, applicant, on behalf of Manor Coal Corporation, owner, to permit in a residence district the erection and maintenance of a coal pocket; premises northeast corner of intersection of Pelham Bay Park and N. Y., N. H. & H. R. R., The Bronx.  
WILLIAM E. WALSH, *Chairman.*

## JULY 27, 1926, 2 P. M.

### *Petitions for Variations.*

- 1152-25-S—5 Great Jones street, Manhattan.  
193-26-S—915-919 Broadway, Manhattan.  
251-26-S—167 West 29th street, Manhattan.  
329-26-S—531-535 Eighth avenue, Manhattan.  
330-26-S—248-256 West 39th street, Manhattan.  
331-26-S—234-242 West 39th street, Manhattan.  
362-26-S—118 Madison avenue, Manhattan.  
380-26-S—30 Union square, Manhattan.  
383-26-S—36 West 17th street, Manhattan.  
384-26-S—521-525 Sixth avenue and 103-107 West 31st street, Manhattan.  
387-26-S—350 Sixth avenue, Manhattan.  
389-26-S—301-307 Seventh avenue (15th floor), Manhattan.  
390-26-S—301-307 Seventh avenue (6th floor), Manhattan.  
391-26-S—301-307 Seventh avenue (4th floor), Manhattan.  
70-18-S—535 West Broadway, Manhattan.  
258-26-S—243 East 35th street, Manhattan.  
259-26-S—219-229 West 40th street, Manhattan.  
280-26-S—142-144 Clifton place, Brooklyn.  
7-26-S—24-26 East 13th street, Manhattan.  
1314-25-S—Northwest corner of Sunswick street and Payson avenue, Long Island City, Borough of Queens.  
11-26-S—8½ to 12 Jones street, Manhattan.  
325-26-S—831 Third avenue, Manhattan.  
401-26-S—105 West 27th street, Manhattan.  
411-26-S—32 West 58th street, Manhattan.

### *Appliances Submitted for Approval.*

- 353-26-SA—Signal Weatherproof Bells, approval of.  
407-26-SA—Chalmers Oil Burner, approval of.

## FRIDAY, JULY 30, 1926, 10 A. M. SPECIAL MEETING.

### *Rules.*

- 598-19-SR—Fuel Oil Rules.  
217-21-SR—Fuel Oil Rules.

## SEPTEMBER 14, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 1028-25-A—61 West 55th street, Manhattan.  
1348-25-A—370 West 31st street, Manhattan.  
349-26-A—59 Pearl street, Brooklyn.  
400-26-A—130-136 West 124th street, Manhattan.  
431-26-A—1423-1435 Atlantic avenue, Brooklyn.  
432-26-A—176-178 Hope street and 131-133 Union avenue, Brooklyn.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, September 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

- CAL. NO. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution,



# CALENDAR

of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 14, 1926, 2 P. M.

*Petitions for Variations.*

259-25-S—188 South 1st street, Brooklyn.

297-26-S—71-89 East 150th street, The Bronx.  
405-26-S—507-511 West 26th street, Manhattan.  
417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 215-226 West 38th street, Manhattan.

FRIDAY, SEPTEMBER 17, 1926, 10 A. M.

SPECIAL MEETING.

*Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING.

FRIDAY MORNING, July 1, 1926.

Present: Chairman Walsh, Commissioners Connell and Holland, and Chief Kenlon.

RULES.

98-19-SR.

PETITIONER—Superintendent of Bureau of Buildings, Manhattan.

SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.

APPEARANCES—

For Petitioner: D. Kaufman, C. F. Olstead, J. J. Cosgrove.

For Administration: Inspectors Carroll and Michaels of fire department, and Chief Inspector Bartress of building department.

ACTION OF BOARD—Petition laid over to July 30, 1926, at 10 A. M.

Adjourned 11.30 A. M.

WILLIAM J. O'GORMAN, *Secretary.*

## MINUTES

### BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, JULY 6, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday morning, June 25, 1926, the minutes of the regular meeting of the board, held on Tuesday morning, June 29, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, June 29, 1926, were approved as printed in the Bulletin, No. 27, Vol. XI.

APPEALS FROM ADMINISTRATIVE ORDERS.

9-26-A.

APPELLANT—Philip J. Sinnott, for Servel Corporation, lessee.

SUBJECT—Application for reopening—reconsideration—appeal from order of the fire commissioner.

PREMISES AFFECTED—607-611 West 67th street, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

ACTION OF BOARD—Appeal reopened and set for hearing, July 27, 1926, at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

66-26-A.

APPELLANT—William F. Doyle, for Anable Avenue Factory Corporation, owner.

SUBJECT—Application for reopening—modification of resolution—appeal from order of the fire commissioner.

PREMISES AFFECTED—East side of Pearson street, 280 ft. north of Creek street, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and set for hearing, July 20, 1926, at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

304-26-A.

APPELLANT—Petroleum Heat & Power Co., for A. Sulka Company, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—219-223 East 44th street, Manhattan.

APPEARANCES—

For Appellant: G. P. Knight.

ACTION OF BOARD—Appeal withdrawn.



# MINUTES

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

398-26-A.

APPELLANT—Andrew J. Thomas, for Truro Realty Corporation, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—237-239 Madison avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

68-25-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for Dictograph Products Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Northeast corner Schooley place and Beaufort street, Jamaica, Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(68-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co. for the Dictograph Products Corporation, owner, filed, January 16, 1925, an appeal from an order of the fire commissioner, affecting premises northeast corner of Schooley place and Beaufort street, Jamaica, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 8, 1924, reads (Order No. 898311-C):

"1. Install a 4-inch standpipe system in building No. 6 as per section 581 of the Building Code and in accordance with the rules of the Board of Standards and Appeals. . . ."

and

WHEREAS, the premises consist of a plot of ground on which is located the plant of the Dictograph Products Corp., consisting of a number of two-story structures and the building in question No. 6, which is a non-fireproof building, one story in height, 150 feet by 77 feet in area, OCCUPIED for machine work and painting and plating, the building being equipped with a two-source sprinkler system, consisting of a 6-inch connection to main on Beaufort street and a 15,000 gallon gravity tank on another of the group; and

WHEREAS, this appeal was dismissed for lack of prosecution on October 9, 1925, and re-opened by vote of the board, May 4, 1926; and

WHEREAS, appellant contends that the total inside area of building is approximately 11,000 square feet and that the maximum total open area is approximately 7,500 square feet.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects Building No. 6, one-story structure, *on condition* that the existing wet sprinkler system shall be maintained; that the building shall be not increased in height or area; that all doorway openings between small work-rooms and main open area of first story shall be provided with self-closing, fireproof doors; and *granted* so long as conditions as to operation and use shall remain substantially unchanged.

1177-25-A.

APPELLANT—Croker National Fire Prevention Engineering Corporation, for Oscar Trilsch Co., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—17 East 10th street, Whitestone Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, and Guilfoyle .....  
Negative .....  
Absent: Chief Kenlon .....

## THE RESOLUTION:

(1177-25-A)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co., for Oscar Trilsch Co., owner, filed November 12, 1925, an appeal from orders of the fire commissioner, affecting premises No. 17 East 10th Street, Whitestone, Borough of Queens; and

WHEREAS, the orders of the Fire Commissioner, dated September 26, 1925, read (Order No. 85772-LF):

"3. Provide a fireproof vault with a self-closing fireproof door to same for the storage of cotton on first story. LL281."

(Order No. 85775-F:)

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the building is of brick and frame construction 2½ stories and basement in height, 40 feet by 96 feet, shaped in area; OCCUPIED for the manufacture of jewelry boxes; basement—10 persons; first story—30 persons; second story—25 persons; attic—storage; and

WHEREAS, the appellant claims that: these premises are located outside the fire limits; that: the present business has been conducted since 1902; that: there is about 100 pounds of cotton padding kept on the premises; that: there are two fire hydrants within 200 feet in front of premises.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal as to Order No. 85772, Item 3, be and it hereby is *granted on condition* that at no time shall more than 300 lbs. of cotton be kept on the premises, stored or maintained in an approved, self-closing, metal receptacle; as to Order No. 85775, Item 1, *granted on condition* that all portable fire extinguishers, water pails and bucket tanks, as required by the fire commissioner, shall be distributed and maintained throughout the building; that not more than four tons of tight-packed cardboard shall be maintained on the premises, located in the basement; and that the building shall be not increased in height or area.



# MINUTES

4-26-A.  
APPELLANT—J. J. Gloster, for 1480 Shakespeare Avenue Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1501-1505 Shakespeare avenue, The Bronx.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(104-26-A)

WHEREAS, J. J. Gloster for 1480 Shakespeare Avenue Corp., owner, filed February 4, 1926, an appeal from a decision of the superintendent of buildings, affecting premises No. 1501-1505 Shakespeare avenue, Borough of The Bronx; and

WHEREAS, the decision of the superintendent of buildings, dated January 15, 1926, reads (N. B.—1790-1925):

"Your letter of January 12th, 1926, received, requesting a temporary certificate of occupancy for the garages erected at No. 1501-1505 Shakespeare Avenue, west side, 250 feet north of 172nd Street, Bronx.

"While I am of the opinion that the occupancy of these buildings as private garages accessory to the adjoining apartment houses would be an advantage to the neighborhood and constitute only a technical violation of the Building Zone Resolution, as the premises are located within a residence district as established by the Building Zone Resolution, I am without authority to grant your request and I would suggest that you appeal to the Board of Standards and Appeals from my decision in denying your application for a certificate of occupancy."

WHEREAS, the building is non-fireproof, one story in height, 83 feet by 23 feet in area, subdivided into two sections by an 8-inch brick wall and OCCUPIED as a four-car five-car garage; and

WHEREAS, the appellant contends that the garages are accessory to the apartment house Nos. 1491 and 1511 Shakespeare avenue and that the front of the premises is a wholly lawn and is to be used in the future as a playground.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted* for a temporary period of one year from date of this action, pending the erection of four two-family houses on front of this plot, for the use and accommodation of the owners or occupants of such houses when completed or the occupants of the tenement house to the north in the interim, both properties in the same ownership, on condition that the automobiles stored therein shall be of the pleasure-car type; that the garage shall be limited to two structures, the capacity of either shall not exceed (5) automobiles and shall not be over one story in height; that the rear and gable walls shall be unpierced throughout the entire height and length; that no gasoline storage equipment shall be maintained; that no signs of nature or description shall be exposed or displayed; that this temporary permit is specifically *granted* for not more than one year unless work on the private residences at the front of the plot shall actually be in the course of construction within same period.

26-A.  
APPELLANT—Charles F. Schoenherr and Henry Schoenherr, owners.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—35 Suydam street, Brooklyn.

APPEARANCES—

For Appellant: Henry Schoenherr.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland, and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(266-26-A)

WHEREAS, Charles F. Schoenherr and Henry Schoenherr, owners, filed March 29, 1926, an appeal from the order of the fire commissioner affecting premises 35 Suydam street, Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 9, 1926, reads (Order No. 2538-LC):

"1. Remove all fuel oil from the premises until permit has been issued by the Fire Commissioner as per Rule 16 of the Fuel Oil Rules.

"2. File plans showing the complete installation of the fuel oil burning equipment, as per Rule 16 of the Fuel Oil Rules.

"3. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals, as per Rule 12 of the Fuel Oil Rules.

"4. Provide fuel oil pump or pumps of a type approved by the Board of Standards and Appeals, as per Rule 11, Sec. a of the Fuel Oil Rules."

and

WHEREAS, the building is of a frame construction, 2 stories in height, 25 feet by 64 feet in area; OCCUPIED: two-family dwelling; and

WHEREAS, the appellant has installed a fuel oil burning system in the cellar for heating purposes, consisting of a 1,000 gallon outside storage tank, buried 7 feet from the building, connected with all necessary piping to the boiler in cellar, using an electrol burner with fuel oil having a flash point of 135 degrees Fahrenheit; and

WHEREAS, the appellant has filed drawings showing a 1,000 gallon tank, 49½ inches in diameter, ¼ inch shell, 5/16 inch convexed heads, 45 degree welded and lapped joints; the appellant contends that: the electrol burner and pump are safe, meet with all requirements, and approved by the National Board of Fire Underwriters.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

277-26-A.

APPELLANT—Samuel Rosenblum, for L. Brooks, Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.  
PREMISES AFFECTED—South side of Woodward avenue, 165 ft. west of Flushing avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland, and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(277-26-A)

WHEREAS, Samuel Rosenblum for L. Brooks, Inc., owner.



# MINUTES

filed April 3, 1926, an appeal from an order of the fire commissioner, affecting premises Woodward avenue, 165 feet west of Flushing Avenue, Maspeth, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 16, 1924, reads (Order No. 52472-F):

"1. Provide 1 yard hydrant with hose equipment to reach all parts of yard. Sec. 776, Greater New York Charter.";

and

WHEREAS, the premises consist of a large plot of ground, 300 feet by 200 feet, containing a one story frame office and mill-room, 30 feet by 38 feet, also frame sheds; OCCUPIED: collectively as a lumber yard—5 persons; and

WHEREAS, the appellant claims that since the fire department order No. 52472-F was issued, the city authorities have installed a fire hydrant directly in front of the premises; also four water casks, each of 50 gallons capacity and fire pails have been distributed throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the dimensions and location of lumber piles as indicated on plans filed in this case shall not be increased; cross-over aisles and driveways, none of which shall be less than 15 ft. in width, shall be maintained; that the height of lumber piles shall in no case exceed 15 ft.; that not less than 25—40-gallon water casks, with 6 buckets to each cask, painted red and marked "FIRE" shall be provided and distributed throughout aisles as required by the fire commissioner.

286-26-A.

APPELLANT—J. L. Hernon, for Midcity Realty Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—226-228 Wooster street and 215-217 Greene street, Manhattan.

APPEARANCES—

For Appellant: J. L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(286-26-A)

WHEREAS, J. L. Hernon, for Midcity Realty Corp., owner, filed April 5, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 226-8 Wooster street and Nos. 215-7 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 17, 1926, reads (Order No. 92345-F):

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 feet from any opening in any other building and not in the same plane with said openings and which are not more than 50 feet above a neighboring roof at north and south sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, 6 stories in height, 50 feet by 200 feet in area; OCCUPIED: as a tenant factory; 2nd story, hat blocks and dies—20 persons; 3rd story, office and storage—8 persons; 4th story, files and binders, 40 persons; 5th story, electric light fixtures, 33 persons; 6th story, men's clothing—28 persons; and

WHEREAS, the appellant claims that: all windows are equipped with iron and rolling shutters except 24 windows on the north wall and 4 on the south wall; furthermore

the appellant contends that: the windows causing the exposures are equipped with iron shutters; that: the building in question is equipped with a sprinkler system having a line of sprinkler heads within 58 inches of the windows in question.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects openings not on course of stairhalls or shafts *on condition* and that all other openings (not technically complying with the law) shall be provided with sprinkler head protection within two feet of the glass

291-26-A.

APPELLANT—Briggs Engineering Co., for White Wet Wash Laundry Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Northwest corner of Baldwin street and Bradley street, The Bronx.

APPEARANCES—

For Appellant: C. M. Wheeler.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

APPEARANCES—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(291-26-A)

WHEREAS, Briggs Engineering Co., for (C. N. Wheeler White Wet Wash Laundry Co., owner, filed April 5, 1926, an appeal from an order of the fire commissioner, affecting premises N. W. cor. Baldwin street and Bradley street Bronx; and

WHEREAS, the order of the fire commissioner, dated March 18, 1926 reads (Alt. 2354/25):

"28. Burners must be of a type approved by the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, one story height, 51 feet by 133 feet 6 inches in area; OCCUPIED as a wet wash laundry; and

WHEREAS, the appellant has installed a fuel oil burner system, consisting of a storage tank buried 2 feet below the ground outside of the building connected with all necessary piping to a Burnwell burner; and

WHEREAS, the appellant claims that: the burner known as the Burnwell burner is now pending before the Board for approval (under Cal. 957-22-S).

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* for a temporary period of ninety (90) days, owner's risk *on condition* that the equipment otherwise shall be installed in accordance with fuel oil rules; subject to determination by the board on pending petition for approval of burner.

373-26-A.

APPELLANT—Bernard Herzbrun, for Starnic Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—229-239 Knickerbocker avenue Brooklyn.

APPEARANCES—

For Appellant: Alexander J. MacManus and Bernard Herzbrun.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(373-26-A)

WHEREAS, Bernard Herzbrun for Starnic Realty Corporation, owner, filed April 28, 1926, an appeal from a decision of the fire commissioner, affecting premises Nos. 229-239 Knickerbocker avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated February 27, 1926, reads (N. B. 218-A-26):

"1. Provide a 250 gallon per minute fire pump with 25 horse power electric motor, etc., suctioning from a 5,000 gallon tank, all according to Rule No. 38, Board of Standards and Appeals rules.

"2. Provide a gravity tank of at least 3,500 gallon fire reserve, bottom tank to be 20 feet above the roof."

WHEREAS, the building, facing on two street fronts, is fireproof, one story (29 feet) in height, 100 feet by 100 feet in area. OCCUPIED: as a motion picture theatre—auditorium seating 1,013 persons and the roof garden—persons; there being, also, 5 stores on the Knickerbocker avenue front of the premises; and

WHEREAS, appellant contends that the building faces on two streets; that the existing standpipe system (the highest outlet being 34 feet above grade) is supplied by a direct vertical connection to the 20 inch city main in Knickerbocker avenue—that the main is fed two ways and has a hydrostatic pressure of 45 pounds and contends that a hydrostatic pressure test was made on the highest outlet at the westerly end—said test showing, thereat, a constant pressure of 41 pounds on the gauge.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

-25-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for City Corrugated Paper Products Co., owner.

SUBJECT—Application for reopening—appeal from order of the fire commissioner.

PREMISES AFFECTED—622-640 West 57th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(1175-25-A)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co. for City Corrugated Paper Products Co., owner, filed November 12, 1925, an appeal from an order of the fire commissioner, affecting premises Nos. 622-640 West 57th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 25, 1925, reads (Order No. 30398-LC):

"Referring to your application, dated May 11, 1925, for a permit to maintain a storage garage at the foregoing address, I regret to inform you that your application for such a permit is disapproved for the following reasons:

"1. Building in part is used for the storage of paper and manufacture of paper boxes. Sec. 151-c, Chapter 10, Code of Ordinances."

and

WHEREAS, the building is fireproof, 4 stories (61 feet 9 inches) in height, 251 feet 6 inches by 145 feet 10 inches (36,400 square feet) in area. OCCUPIED: 1st story, manufacture of paper boxes and a 5 car garage—30 persons; 2nd story, automobile service station—15 persons; 3rd story, automobile storage; 4th story, automobile repairing—10 persons; and

WHEREAS, the appellant claims the building is fireproof, provided with an approved sprinkler system and also a standpipe system; that the five automobiles are stored in a one story fireproof wing of the building; the appellant proposes to either brick up all openings between the one story garage and the main building or provide fireproof self-closing doors to said openings.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

168-26-A.

APPELLANT—Wm. F. Doyle, substituted for Cohen and Siegel, for Westin Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Southwest corner of Perry avenue and East 204th street, The Bronx.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative: Chief Kenlon .....	1
Absent .....	0

## THE RESOLUTION:

(168-26-A)

WHEREAS, William F. Doyle, substituted for Cohen & Siegel, for Westin Realty Corp., owner, filed February 26, 1926, an appeal from a decision of the fire commissioner, affecting premises southwest corner of Perry avenue and 204th street, The Bronx; and

WHEREAS, the decision of the fire commissioner, re N. B. App. 2760-1925, dated February 25, 1926, reads:

"1. Provide an approved electric 25 H.P. fire pump of 250 gallons per minute capacity, suctioning from a 5,000 gallon tank, all according to Rule No. 38, Board of Standards and Appeals."

and

WHEREAS, the building is fireproof, one story (33 ft.) in height, having a frontage of 125 ft. 0 in. on East 204th street and 100 ft. on Perry avenue; OCCUPIED: On the East 204th street front by eight stores and the remainder of the premises as a motion picture theatre; the auditorium seating 922 persons; and, the roof garden seating 896 persons; and

WHEREAS, appellant proposes to equip the building with a standard standpipe system supplied from a 3,500 gallon gravity tank, located 20 ft. above the main roof; tank to be fed by street pressure from the city main in East 204th street; and contends that said city main has a pressure of 55 lbs. and is fed two ways.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted only so far as it affects the requirements of suction tank and fire pump on condition that the standpipe equipment shall comply with the regulations in all other respects; and that this modification is granted only on condition that the occupancy and use of auditorium and roof garden shall not be operated at the one time.



# MINUTES

267-25-A.

APPELLANT—Luke Flanagan, substituted for Fox & Weller, for Hanover Fire Insurance Company, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—34 Pine street, Manhattan.

APPEARANCES—

For Appellant: Luke Flanagan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(267-25-A)

WHEREAS, Fox and Weller for The Hanover Fire Insurance Company, owner, filed, March 9, 1925, an appeal from an order of the fire commissioner affecting premises 34-38 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 27, 1925, reads (Order No. 71072-F):

"1. PROVIDE approved fireproof windows, with metal or kalameined frames, glazed with wired glass for all openings in the exterior wall above the 1st story, which are distant in a direct line less than 30 feet from any opening in any other building and not in the same plane with said openings and which are not more than 50 feet above a neighboring roof at East and North sides of building, or other approved protection as per Section 375, Article 18, Chapter 5, of the Code of Ordinances."

and

WHEREAS, the building is fireproof, 14 stories in height, 68 feet, 1 inch, by 63 feet, 6 inches, in area at the 1st story; OCCUPIED: as an office building; about 30 persons on each story; and

WHEREAS, the appellant claims there are 68 windows on the north side of the building and 32 windows on the east side which are affected; that most of the windows are ¼ inch plate glass in hollow metal frames; he further contends that no hazard would be incurred if the order were reversed; and

WHEREAS, this appeal was denied by the board December 8, 1925; and reopened June 22, 1926, for the purpose of amendment; and

WHEREAS, the appellant has filed revised plans showing in detail the existing conditions.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects windows on Pine street front and easterly gable wall.

258-23-A.

APPELLANT—Bronx Paper Makers' Supply Co., lessee.

SUBJECT—Application for reopening—extension of temporary permit—appeal from order of the fire commissioner.

PREMISES AFFECTED—307 Morris avenue, The Bronx. APPEARANCES—

For Appellant: N. Greenbaum.

ACTION OF BOARD—Appeal reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(258-23-A)

WHEREAS, Leonard Padula, lessee, filed, February 23,

1923, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 307 Morris avenue, The Bronx; and

WHEREAS, the order of the fire commissioner, dated February 8, 1923, reads:

"You are therefore ordered to

"1. Reduce the stock of paper and rags to one ton;"

and

WHEREAS, the premises consist of a plot of ground on which is located a one-story frame structure, 58 ft. 9 in. by 37 ft. 8 in. in area; OCCUPIED for the storage of rags and papers; and a building 31 ft. by 65 ft. in area; OCCUPIED as baling room and stock room, located in an unrestricted district; and

WHEREAS, the appeal on this order was modified by the board at the meeting held on April 17, 1923, by granting an extension of time for such use until May 1, 1924, and reopened by vote of the board on April 21, 1925, and July 6, 1926; and

WHEREAS, appellant proposes to reduce the quantity of stored rags and paper from the quantity permitted in the original appeal (five tons of rags and five tons of paper) to 2½ tons of rags and 2½ tons of paper and, in view of having covered all exposed woodwork on the premises with galvanized iron, requests a permit for a further period; and

WHEREAS, that appeal was granted by the board of appeals at its meeting May 12, 1925, "for a temporary period not to extend beyond June 1, 1926, on condition that not more than 2½ tons of paper and 2½ tons of rags shall be maintained on the premises; and that the interior of the structure shall be lined with galvanized iron."

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, in accordance with resolution adopted May 12, 1925, on same conditions and on the *further condition* that the use and occupancy of rag and paper storage shall be discontinued on or before December 31, 1926.

226-26-A.

APPELLANT—William Shary, for Charles Jawitz, owner. SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—640-642 Southern Boulevard The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(226-26-A)

WHEREAS, William Shary, architect for Chas. Jawitz, owner, filed March 18, 1926 an appeal from an order of the superintendent of buildings affecting premises 640-642 Southern Boulevard, The Bronx; and

WHEREAS, appellant has failed to complete his paper though duly notified so to do.

Resolved, that the appeal be and it hereby is *dismissed* for lack of prosecution.

## BUILDING ZONE CASES.

6-26-BZ.

APPLICANT—Frederick J. Flynn, for Schinasi Commercial Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under sections 7e, 7g and 21 of the building zone resolution, to permit in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles (previously denied under section 7e).



# MINUTES

REMISES AFFECTED—311 West 120th street, Manhattan.

PEARANCES—

For Applicant: C. R. Mullin.

For Opposition: Mr. Koch, L. E. Rogers.

ACTION OF BOARD—Laid over to July 13, 1926, at 2 P. M., on request of applicant's representative.

6-26-BZ.

APPLICANT—Edward P. Doyle, for Herman Reisman, owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the installation of a gasoline selling station.

REMISES AFFECTED—9002-9008 Kings Highway, Brooklyn.

PEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw; application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

2-26-BZ.

APPLICANT—Philip J. Sinnott, for Ruland Holding Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

REMISES AFFECTED—Southeast corner of 233rd street and Broadway, The Bronx.

PEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Samuel Leavitt and Harry H. Hershe, who withdrew objection to resolution as adopted.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(322-26-BZ)

WHEREAS, Philip J. Sinnott, for Ruland Holding Corp., owner, filed, April 15, 1926, an application, under the building zone resolution, to permit in business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises S. E. corner 233rd street and Broadway, Borough of Bronx;

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publication in the Bulletin of the Board of Standards and Appeals;

WHEREAS, the use district maps accompanying the building zone resolution show that West 233rd street is business; Broadway is business and Albany Crescent is residence;

WHEREAS, the decision of the superintendent of buildings, N. B. 2908-1925 rendered December 9, 1925, reads:

"Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 268 ft.

11¾ in. and a depth of 150 ft. 6⅛ in., to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief on the ground of practical difficulties and unnecessary hardship;

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the garage use shall be set back from the Broadway line not less than 100 ft. easterly from the corner formed by the intersection of 233rd street and Broadway; that a structure of conforming business use shall be erected on the Broadway front in conjunction with the erection of this proposed garage; that the garage building shall be constructed fireproof and shall not exceed a height of one story above the fixed sidewalk grade; that there shall be no openings in the rear and westerly gable walls; that there shall be no roof signs erected and that the front elevation shall be finished in face brick, with architectural terra cotta or stone trimmings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from date of this action.

344-26-BZ.

APPLICANT—William F. Doyle, for Maple Court Garage, Inc., and Jennie Sorock, owners.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1612-1626 Church avenue, Brooklyn.

PEARANCES—

For Applicant: William F. Doyle.

For Opposition: Robert L. Simon.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(344-26-BZ)

WHEREAS, William F. Doyle, for Maple Court Garage, Inc., owner, filed, April 20, 1926, an application, under the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five motor vehicles; premises 1612-1626 Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M. after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Church avenue is business and residence; Buckingham road is residence; and East 18th street is residence; and

WHEREAS, the decision of the superintendent of buildings, rendered April 1, 1926, in acting on Appl. 4401-1926, reads:

"Contrary to Building Zone Resolution Article 2, Par. 6 (Extension of garage in business and residential district).";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 136 ft. 3 in. and a depth of 148 ft. 0 in. occupied as a garage for



# MINUTES

the storage of more than five motor vehicles; it is proposed to extend second story portion to cover entire area; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted* for the proposed extension as to the existing two-story building, *on condition* that a rear yard of not less than ten feet in depth shall be maintained throughout the entire width of the property at the grade of the second floor level; that a skylight shall be provided at this level, glazed with wire glass, with fixed metal louvres attached to the rear wall; that there shall be no advertising or signs of any nature or description permitted on the rear or gable walls; that any ramps, if incorporated for the use of the second story shall set back from the Church avenue street front not less than twenty feet; that there shall be no advertising display on the front of the building other than one projecting electric sign indicating the name and title of the garage, or flat wall signs as now exist; that any gasoline storage equipment installed shall be located at the street front, approximately at the center of the building; that the front elevation shall be finished in material and design substantially in accordance with the existing structure; that all required permits shall be obtained within nine months and the work completed within eighteen months from the date of this action.

351-26-BZ.

APPLICANT—William F. Doyle, for Burlington Holding Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and extension of a store and factory building.

PREMISES AFFECTED—178-186 Parkside avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Maurice Raidman, Therese C. Hayden, Oscar Stolp, Samuel S. Turner, B. Turner and Rubin Turner.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle ..... 3

Negative: Commissioner Connell ..... 1

Absent: Chief Kenlon ..... 1

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland, and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland, and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(351-26-BZ)

WHEREAS, William F. Doyle, for Burlington Holding Corp., owner, filed, April 22, 1926, application, under the building zone resolution, to permit in a residence district the alteration and extension of a store and factory building; premises 176-186 Parkside avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publica-

tion in the Bulletin of the Board of Standards and Appeals and

WHEREAS, the use district maps accompanying the building zone resolution show that Parkside avenue, residence and business; Ocean avenue, residence; and Woodruff avenue residence; and

WHEREAS, the decision of the superintendent of buildings re Applic. No. 5710-1926, rendered April 15, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II

Sec. 3:

"The erection of stores in a residential district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 105 ft. 10 3/4 in. on Ocean avenue, 81 ft. 10 3/8 in. on Parkside avenue and a depth of 99 ft. 10 in.; to be occupied as store and factory buildings; to be built as an extension to existing stores on Ocean avenue; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship;

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted* only so far as affects the first story street grade level of a portion of the plot formed by the intersection of Ocean avenue and Parkside avenue, *on condition* that the remainder of the plot to the south, at the intersection of Ocean avenue and Woodruff avenue, be entirely restricted to dwelling use and occupancy; that an apartment house of not less than six stories in height be erected and at least topped out before the alteration and addition or occupancy of the proposed extension to the existing store building on Ocean avenue; any structure in excess of one story on the Ocean avenue and Parkside avenue corner of the entire plot, if erected, shall be restricted to conforming dwelling uses; that there shall be no sign of any nature or description displayed on any portion of the property other than fixed metal lettering attached to the plate glass show-windows of the proposed store front; that the northerly gable wall of the apartment house structure shall be finished in face brick; that the Ocean avenue front of the existing store and proposed extension shall be finished in the same material and design as the proposed apartment house structure on the corner of Woodruff and Ocean avenues all in the one ownership; that the business use of the plot shall be restricted to retail shops and stores; that the conduct of any business selling eatables shall be prohibited on any portion of the Ocean avenue frontage; that no business occupancy on the Ocean avenue frontage shall be maintained, which is otherwise permitted by law, to operate on Sundays; all permits necessary for the prosecution of the work to be obtained within 9 months and the work completed within 18 months from the date of this action.

360-26-BZ.

APPLICANT—John J. Dunnigan, for N. E. 168th Street Corporation, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2831-2841 Bailey avenue, Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Arthur B. Kelly.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle .....



# MINUTES

Negative ..... 0  
Absent: Chief Kenlon ..... 1  
THE RESOLUTION:  
(360-26-BZ)

WHEREAS, John J. Dunnigan, for N. E. 168th St. Corp., owner, filed, April 23, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five motor vehicles; premises 31-2841 Bailey avenue, The Bronx; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that N. Y. C. Railroad right-of-way is unrestricted; Bailey avenue is business and Heath avenue is residence; and

WHEREAS, the decision of the superintendent of buildings, N. B. 939-1926, rendered April 22, 1926, reads:

"1. Erection of proposed garage for more than five motor vehicles in business district extending into unrestricted district is contrary to provisions of Building Zone Resolution."

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 128.43 ft. and a depth of 170.02 and 187.93 ft. to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-c of the building zone resolution and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall not exceed in height one story above grade; that the gable walls shall be unpierced throughout their entire height and length; that there shall be no advertising signs erected or displayed other than one projecting electric sign on the front of the building indicating the name and location of the garage; that the front elevation shall be finished face brick with architectural terra cotta or stone trimmings; that no portable gasoline tanks shall be maintained or operated outside of the building line; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within fourteen months from the date of this action.

360-26-BZ.  
APPLICANT—James W. Byrnes, for Max Kirsch, lessee.  
SUBJECT—Application (re: decisions of the fire commissioner and superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station.

PREMISES AFFECTED—109 Blake avenue, Brooklyn.

APPEARANCES—  
For Applicant: James W. Byrnes.  
For Opposition: Louis O. Sternberg, Alfred Nagelberg.

ACTION OF BOARD—Application denied.

E VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:  
(290-26-BZ)

WHEREAS, James W. Byrnes, for David Zuckerman, owner, filed, April 5, 1926, an application, under the building zone resolution, to permit in a business district the

erection and maintenance of a gasoline service station; premises 109 Blake avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Blake avenue is business; Saratoga avenue is residence and Douglass street is residence; and

WHEREAS, the decisions of the fire commissioner, rendered October 2, 1925 (re Alt. 1118-1925); and of the superintendent of buildings, rendered June 4, 1926 (re Applic. 9464-1926), read as follows:

"(Alt. 1118-1925)

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals."

"(Applic. 9464-1926)

"The extension of an expired permit for the installation of Gasoline Service Station in a business district is denied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 30 ft. and a depth of 100 ft. to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decisions of the fire commissioner and of the superintendent of buildings be and they hereby are affirmed and that the application be and it hereby is denied.

334-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate Inc., Frank Carp Co., Inc., and Franksol Realty Co., Inc., owners.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an automobile sales room and service station.

PREMISES AFFECTED—690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Charles H. Cronin.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(334-26-BZ)

WHEREAS, John J. Dunnigan for East Fordham Road Syndicate, Inc., owner, filed, April 16, 1926 an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an automobile sales room and service station; premises 690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, Borough of Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publication in the Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that Crotona avenue is residence; East Fordham road is business and East 189th street is business; and

WHEREAS, the decision of the superintendent of buildings, re N. B. 781-1926 rendered April 9, 1926, reads:

"1. Erection of proposed building to be occupied for business purposes in business district extending into residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 3 stories in height, with a frontage of 103.45 ft. and a depth of 330.68 ft., irregular, to be occupied as an automobile sales room and service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the structure be limited to three stories in height above grade; that no gasoline storage equipment shall be maintained or installed on the premises other than portable tanks not exceeding 50-gallon capacity; that the use, conduct and operation of the property shall be restricted to automobile manufacturer's sales and distributing agency; that no part of the structure shall be rented or hired for live storage garage use; that there shall be no advertising signs or display on the front of the building other than the name and title of the business; that there shall be no roof signs erected or maintained on these premises; that the design of the front elevation shall be substantially in accordance with the photograph filed at the hearing and the facades on the street fronts shall be finished in architectural terra cotta, natural stone, enamel or face brick; that there shall be no door opening on Cambrelling avenue other than an emergency exit not exceeding 3 ft. 8 in. in width; that the requirements of the building zone resolution shall be complied with in all other respects; that all required permits shall be obtained within nine months and the building completed within eighteen months from the date of this action.

28-26-BZ.

APPLICANT—Harry Hurwit, for Mano Realty Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit the alteration and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1311 Amsterdam avenue, Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Opposition: Morris Goldfinger.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative: Chief Kenlon ..... 1

Absent ..... 0

THE RESOLUTION:

(28-26-BZ)

WHEREAS, Harry Hurwit for Mano Realty Corp., owner, filed, January 11, 1926, an application, under the building zone resolution, to permit in business district, the alteration and change of occupancy of a stable for more than five horses to a garage for the storage of more than five motor vehicles: PREMISES: 1311 Amsterdam avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application

by the board of standards and appeals, at its regular meeting, July 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Amsterdam avenue is in a business district; and that LaSalle street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 8, 1926, reads:

"1. Proposed conversion to a garage for more than 5 cars is unlawful; since more than 50% structural alterations are to be made. Sec. 6 of Zone Resolution Building may not be enlarged. Sec. 6 of Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, five stories in height, with a frontage of 50 ft. 6 in. and a depth of 100 ft. to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-e of the building zone resolution and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall be reconstructed fireproof; that the exterior walls, front, rear and gable shall not be extended in any direction; that the height of the building shall not be increased; that the gable walls shall be unpierced throughout their entire height and length; that there shall be no roof signs; that all required permits shall be obtained within nine months and the building completed in eighteen months from the date of this action.

227-26-BZ.

APPLICANT—Schreiber, Collins, Myers and Buchter, for 135 West 100th St. Corporation, owner.

SUBJECT—Application (re: order of the fire commissioner) under sections 7e, 7g and 21 of the building zone resolution, to permit in a business district the change of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—133-135 West 100th street, Manhattan.

APPEARANCES—

For Applicant: John Caldwell Myers.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative: Chief Kenlon .....

Absent .....

THE RESOLUTION:

(227-26-BZ)

WHEREAS, Schreiber, Collins, Myers & Buchter, for West 100th St. Corp., owner, filed, Mar. 18, 1926, an application, under the building zone resolution, to permit in business district the change of occupancy from a warehouse and garage for five motor vehicles to a garage for storage of more than five motor vehicles; premises 133-135 West 100th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publication in the Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that West 100th street, West 101st street and Columbus avenue are all business; and

WHEREAS, the decision of the fire commissioner, rendered March 5, 1926, re N B. 1672-1925, reads:

"1. Your amendment of February 25, 1926, to change occupancy of building situated in a business district from a warehouse and a five-car garage to a garage for more than five cars is herewith disapproved, being contrary to the Building Zone Resolution."

WHEREAS, the existing building is of fireproof construction, four stories in height, with a frontage of 50 ft. 11 in. and a depth of 100 ft. 11 in. at 1st story and 90 ft. 11 in. above 1st story; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-e of the building zone resolution and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution, and applicant also filed substantial consents by affected property owners, in support of his application.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of four stories above grade; that it shall be constructed fireproof throughout; that the gable walls shall be unpierced throughout its entire height and length; that a rear yard of not less than ten feet in depth, for the full width of the premises, above the height of the second story floor level, shall be provided and maintained; that there shall be no ramp construction installed; that there shall be no advertising display of any nature or description on the building, other than one projecting electric sign, indicating the name and nature of the business; that all required permits shall be obtained within six months from the date of this action.

1220-23-BZ.

APPLICANT—Walter D. Wilkes, substituted for Daniel W. Wilkes, for Bennett De Beixedon, owner.

SUBJECT—Application for reopening—extension of permit (re: order of the fire commissioner) under section 7g of the building zone resolution, to permit in a business district the maintenance of a parking garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1090-1094 Gates avenue, Brooklyn.

APPEARANCES—

For Applicant: Walter D. Wilkes.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT FOR ONE YEAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1220-23-BZ)

WHEREAS, Daniel W. Wilkes, for Bennett De Beixedon, owner, filed, October 25, 1923, an application under the building zone resolution, to permit in a business district the maintenance of a parking garage for the storage of more than five (5) motor vehicles; premises 1090-1094 Gates avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of appeals, at its regular meeting, June 10,

1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gates avenue and Broadway are business districts and Bushwick avenue is a residence district; and

WHEREAS, the order of the fire commissioner, dated May 16, 1923, reads:

"1. Discontinue the storage of motor vehicles the fuel storage tanks of which are not empty in the unenclosed lots \* \* \*";

and

WHEREAS, it is proposed to maintain a parking space for more than five motor vehicles on these premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 80 per cent of the property frontage deemed to be affected; and

WHEREAS, this application was granted by the board at its meeting, June 10, 1924, for a temporary period of two years and applicant requested an extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary permit for a period of one year from the date of this action.

1365-24-BZ.

APPLICANT—Nathan D. Shapiro, for Marcus Leavitt, owner.

SUBJECT—Application for reopening—extension of time to complete structure (re: decision of the superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1839-1845 Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: George A. Shapiro.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to complete building.

THE VOTE TO REOPEN AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1365-24-BZ)

WHEREAS, Nathan D. Shapiro, for Marcus Leavitt, owner, filed, March 18, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1839-1845 Cropsey avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, February 17, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cropsey avenue, Bay 20th street and Bay 19th street are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 28, 1924, in acting on App. No. 21327-24, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4.

"A public garage for more than five motor vehicles in a business district."

and



# MINUTES

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 70 ft. and a depth of 100 ft. (irregular in area), to be occupied as a garage for more than five motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 28, 1916, a stable for more than five horses; and

WHEREAS, the application was granted by the board of appeals at its meeting, February 17, 1925, on certain conditions and applicant requested a modification of these conditions as to the time limit imposed.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be limited to one story in height above grade; that the roof be of flat design and construction; that the exterior of the street walls on both fronts be finished in light colored face brick, laid out in panel design, with architectural terra cotta or stone trimmings; that any openings on the Bay 20th street side shall be restricted to windows the sills of which shall be not less than 5 ft. 6 in. above grade, and not more than one emergency exit door not exceeding a width of 3 ft. 8 in.; that there shall be no advertising signs or display on the Bay 20th street side of the structure; and there shall be no advertising sign other than one projecting electric sign on the Cropsey avenue front; that any gasoline storage equipment installed shall be located at the extreme westerly end of the building on the Cropsey avenue front; and

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained within six months and the building completed within six months from the date of this action.

## APPROVAL OF PLANS.

423-25-BZ.

APPLICANT—Samuel Schlau, for Isabel Burger, owner.  
SUBJECT—Application for approval of front elevation drawings (re: decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in an "F" district the erection of a building, the area of which is in excess of that permitted in such district.

PREMISES AFFECTED—123-02 and 123-08 Rockaway Beach Boulevard, Rockaway Park, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Plans approved as in substantial compliance with resolution adopted.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

Adjourned 4:10 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JULY 6, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

### PETITIONS FOR VARIATIONS.

251-26-S.

PETITIONER—John J. Gilmartin, for Harkin Realty Corporation, owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—167 West 29th street, Manhattan.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M.

329-26-S.

PETITIONER—Schwartz and Gross, for Siljour Realty Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—531-535 Eighth avenue, Manhattan.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M.

330-26-S.

PETITIONER—Schwartz and Gross, for Sobel-Mirken Holding Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—248-256 West 39th street, Manhattan.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M.

331-26-S.

PETITIONER—Schwartz and Gross, for Sobel-Mirken Holding Corp., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—234-242 West 39th street, Manhattan.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M.

362-26-S.

PETITIONER—Samuel Rosenblum, for 118 Madison Avenue Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—118 Madison avenue, Manhattan.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M.

1152-25-S.

PETITIONER—Harold F. Smith, for Five Great Jones Street Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—5 Great Jones street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M.

193-26-S.

PETITIONER—Joseph Martine, for Elk-Fried Co., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.



# MINUTES

REMISES AFFECTED—915-919 Broadway, Manhattan.  
APPEARANCES—

For Petitioner: Edward Friedman.

ACTION OF BOARD—Laid over to July 27, 1926, 2 P. M. to obtain more information.

74-25-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Shapiro Candy Manufacturing Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

REMISES AFFECTED—11-13 Emerson place, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 20, 1926, at 2 P. M., for full vote of board.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell and Holland .....	3
Negative: Commissioner Guilfoyle .....	1
Absent: Chief Kenlon .....	1

74-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Express Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

REMISES AFFECTED—131 West 24th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(192-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Express Realty Corp., owner, filed, March 6, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, relating premises No. 131 West 24th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 1, 1925, reads (Order No. 87546-LD):

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"SEE NOTE.

"Among the defects noted on this fire escape are the following: Single wire glass panes in fireproof windows opening on course of fire escape exceeds 720 square inches in area. No steps to sills of openings. No safe passageway to the street from the termination. No openings 2 ft. by 6 ft. provided to balconies.

"2. Enclose the interior stairway at east side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet

above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.";

and

WHEREAS, the building is non-fireproof, 7 stories in height, 25 ft. by 111 ft. 6 in. in area at 1st story and 25 ft. by 104 ft. in area above. OCCUPIED: 1st story, vacant; 2nd story, bookbinding, 20 persons; 3rd story, printing, 8 persons; 4th story, pleating, 2 persons; 5th story, vacant; 6th story, printing, 6 persons; 7th story, cloak manufacture, 20 persons. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in non-fireproof partitions with wooden doors at openings; a fire escape on the rear of the building, having fireproof windows along the course thereof, extending from the roof to the 2nd story balcony, with EGRESS from the termination of the fire escape at 2nd story by means of a bridge connecting with the 2nd story balcony on rear of building directly at north. ROOFS of adjoining buildings: Same level; and

WHEREAS, the petitioner proposes as to item 1, to reduce the lights of glass less than 720 square inches and provide steps to the sills at openings; as to item 2, to fire retard the stair enclosure on the loft side in accordance with the rules of the board and provide fireproof self-closing doors at all openings; the petitioner further contends that the rear fire escape as it stands was accepted by the board of review in acting on order No. 76525-LD, in 1918, which covered the same item.

Resolved, that the board of standard and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from termination of lowest balcony, on condition, that an iron bridge shall be erected, connecting to the balcony fire escape of the premises directly to the rear; that the skylight of the 1st story extension shall be glazed with wire glass; that iron steps shall be provided from floor level to the balcony level of the fire escape on each floor; that no single panel of glass in the windows on course of fire escape shall exceed 720 sq. in.; that the written consent of the owner of the premises to the rear for egress from the lowest termination shall be filed with the fire commissioner; as to Item 2 granted on condition that the interior stairs shall be enclosed in fire-resisting partitions, constructed in accordance with the rules of the board of standards and appeals; that the occupancy of the building shall not exceed the legal capacity of the interior stairs so enclosed; and that the building in all other respects shall comply with the requirements of the labor law.

1178-25-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Oscar Trilsch Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—17 East 10th street, Whitestone, Borough of Queens.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition and denied in part.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1178-25-S)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co., for Oscar Trilsch Co., owner, filed November 12, 1925, a petition for



# MINUTES

a variation from the requirements of the labor law as cited in order of the fire commissioner, affecting premises 17 East 10th street, Whitestone, Borough of Queens; and,

WHEREAS, the order of the fire commissioner, dated September 26, 1925, reads:

"Order No. 85767-LD:—

"1. Remove the substandard fire escape on the north side of the building or reconstruct same, as per Sec. 274 of the Labor Law. \* \* \*

"Among the defects noted are the following:

"(1) Windows and doors on course not fireproof self-closing.

"2. Enclose the interior stairway at the center of the building with partitions of fire-resisting material extending from 1st story to the underside of the 3rd story, including any exposed stair soffits, landings, passageways, openings shall be provided with approved self-closing doors as per Rule 2, Board of Standards and Appeals. \* \* \*

"Note: If an approved wet sprinkler system is installed it will not be necessary to comply with this order as per Rule 1, \* \* \*";

and,

WHEREAS, the building is of brick and frame construction, 2½ stories (27 ft. 0 in.) in height, 40 ft. by 96 ft., "L" shaped in area; OCCUPIED for the manufacture of jewelry boxes; basement, 10 persons; 1st story, 30 persons; 2nd story, 25 persons; attic—storage; EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in wooden partitions with wooden doors at openings, a sub-standard fire-escape on the east side of the building, having non-fireproof openings along the course thereof, extending from 2nd story to the yard level, with EGRESS from the termination of the fire-escape by means of open yard to street; no adjoining building; and,

WHEREAS, the petitioner claims that there is no fire-escape on the north side of the building; the petitioner proposes to provide fireproof openings on the course of fire-escapes at southeast corner of building; furthermore, the petitioner contends that the present occupancy has existed since 1902; that the exits are adequate and that the occupancy is not a hazardous one.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Item 2 only so far as it affects the attic story, on condition that same shall be maintained unoccupied; denied as to Item 1.

1115-25-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Gilman Paper Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—396-400 South 2nd street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1115-25-S)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co., for Gilman Paper Co., Inc., owner, filed October 29, 1925, a petition

from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 396-400 South 2nd street, Borough of Brooklyn; and,

WHEREAS, the order of the fire commissioner No. 83462, dated August 5, 1926, reads:

"1. Provide egress to the street from the stairway at the east side of building by means of a passageway enclosed in fire retarding material. \* \* \*

"2. Provide approved, self-closing fire doors at openings leading to stairway east side of building on all stories, opening outwardly so as not to obstruct the stairway. \* \* \*

"3. Arrange the fire-escape on the west side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of Labor Law. \* \* \*

"Among the defects noted are the following:

"1. No fireproof passageway from termination to street;

"2. No stairway, top story to roof;

"3. Windows on course not fireproof, self-closing."

and,

WHEREAS, the order of the fire commissioner No. 83464, dated August 5, 1926, reads:

"1. Provide a second means of egress from the boiler room.

"2. Remove automatic sliding doors on north and south sides of stairway enclosure on east side of building on all stories."

and,

WHEREAS, the building is non-fireproof, five stories in height, "L" shape, having a frontage of 75 ft., a depth of 120 ft. and a width of 36 ft. 6 in. across the rear; there being also a one-story boiler room, 38 ft. 6 in. by 75 ft. in area at the westerly rear of the premises; subdivide into three sections on the 1st story and into two sections above, by brick walls; with openings therein protected by automatic fire doors; OCCUPIED as a paper box factory—1st story, 5 persons; 2nd story, 15 persons; 3rd story, 20 persons; 4th story, 10 persons, 5th story, 15 persons; EQUIPPED with a fire alarm signal system; EXITS: a interior wooden stairway, extending from the 1st story to top story with ladder leading to scuttle in roof, enclosed in fireproof partitions with fireproof doors at openings; two fire escapes—one on the front of the building, having fireproof openings along the course thereof, extending from the top story balcony to the 2nd story balcony, with counter-balanced stair to street; and also a fire-escape on the westerly rear side of the building, having unprotected openings on the course thereof, extending from the top story balcony (with goose-neck to roof) to the 2nd story balcony with a sliding drop ladder to adjoining yard; ROOFS: adjoining buildings: to east—3 ft. higher; to west—15 ft. lower; and

WHEREAS, petitioner contends that fire drills are regularly conducted and that the building is covered by National District watchman's time service, and in re Order No. 83462-LD, Item 1, contends that egress from the stairway may be had by means of the 10 ft. open driveway to street and also through the open floor area to north street; in re Item 2, contends that on all stories above the 1st story there are in addition to the automatic fire doors at the openings now installed tight-fitting wooden doors opening outwardly; in re Item 3, requests in view of the other exits the acceptance of this fire-escape; in re Item of Order No. 83464-LD, proposes to cut a door in the north wall of the boiler room.

Resolved, that the board of standards and appeals do hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that the use and occupancy shall be discontinued at the building vacated on or before October 31st, 1926; and that the requirements of Cal. No. 227-17-S shall be maintained in the meantime.



# MINUTES

9-25-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Jacob Davidson, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—56 Myrtle avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1119-25-S)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co. for Jacob Davidson, owner, filed October 29, 1925, a petition for variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 56 Myrtle avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 17, 1925, reads:

(Order No. 83835-LD)

"1. Extend the interior stairway at the east side of building to the roof, as per Section 271 of the Labor Law.

"2. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. See Note.

"Note:—Among the defects noted are the following: No counter-balanced stairway from lowest balcony to ground. No fireproof passageway from termination to street."

WHEREAS, the building is non-fireproof. 4 stories, 42 ft. in height, 22 ft. 6 in. by 77 ft. in area at 1st story, 22 ft. 6 in. by 66 ft. in area above. OCCUPIED: 1st story, store; 2nd story, vacant at present (to be used for light manufacturing); 3rd story, manufacturer, 8 persons.

EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron ladder to scuttle roof); enclosed in wood board metal covered partitions; fireproof doors at openings; a fire escape on the rear of building, having (proposed) fire-proof openings along course thereof, extending from the main roof to the roof of the 1st story extension; with EGRESS from the building by means of the adjoining building's roof extension roofs. ROOFS of adjoining buildings same level; and

WHEREAS, petitioner proposes to limit the occupancy of premises to the capacity of the interior stairs and in view of this occupancy requests the acceptance of the existing means of exit.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted

Item 1 on condition that a fixed, 45-degree iron stair be provided in the stairhall enclosure on top story to lead to roof; as to Item 2 granted only so far as it is egress from the termination of balcony at the 2nd story on condition that an unobstructed passage shall be maintained on the 1st story extension to the east and to south, with egress therefrom through three plain glass doors; and that the occupancy shall not exceed 25 persons above the 1st story.

97-26-S.

PETITIONER—Abraham Farber, for Annie Sheen, owner.  
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—11-13 Thatford avenue, Brooklyn.

APPEARANCES—

For Petitioner: Abraham Farber.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(97-26-S)

WHEREAS, Abraham Farber for Annie Sheen, owner, filed, February 2, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 11 and 13 Thatford avenue, Borough of Brooklyn, and

WHEREAS, the order of the fire commissioner, dated March 31, 1925, reads (Order No. 74941-LD):

"1. Provide an interior stairway at least 44" in width from first to second story, preferably located at the south side of building, to serve as required means of exit, as per Rule 3 of the Board of Standards and Appeals, adopted July 29th, 1924.

"2. Provide an outside iron balcony fire escape at the front of building at northerly end, to comply to section 273, Labor Law, except that exit door shall be a fire door with substantial steps to sills, properly secured; where the step is more than 8 in. above floor level. Where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, as per Rule 3 of the Board of Standards and Appeals, adopted July 29th, 1924."

and

WHEREAS, the building, situated at the rear of the lot, is frame, 2 stories in height, 27 ft. 6 in. by 37 ft. in area. OCCUPIED: 1st story, embroidery manufacturer, 6 persons; 2nd story, clothing manufacturer, 18 persons. EXITS: Two exterior iron stairs, covered with corrugated iron, leading from 2nd story to yard; also, a gooseneck ladder, leading from the 2nd story balcony of the north stairway to the roof. ROOFS of adjoining buildings: No adjoining buildings; and

WHEREAS, petitioner contends that the building is small in area, and that the existing means of egress are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Item 1 on condition that an exterior 45-degree iron stairs, enclosed in corrugated iron, shall be provided at the northerly side of the building, with egress from the termination direct to the street through a four-foot passageway, unencumbered and open to sky; as to Item 2, granted on condition that an exterior 45-degree iron stairway, not less than 44 inches in width, enclosed in corrugated iron, shall be provided at the westerly front of rear building, with egress from the termination by means of open, unencumbered passageway not less than 4 ft. in width, direct to street; and granted only so long as conditions as to occupancy and use otherwise remain unchanged.

105-26-S.

PETITIONER—Anthony P. Allocca, for Gennaro Gragnano, owner.

SUBJECT—Variation of the labor law as cited in decision of the board of health.



# MINUTES

PREMISES AFFECTED—437 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Petitioner: Anthony P. Allocca.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(105-26-S)

WHEREAS, Anthony P. Allocca for Gennaro Gragnano, owner, filed, February 4, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the board of health, affecting premises No. 435 Metropolitan avenue, Borough of Brooklyn; and

WHEREAS, the decision of the board of health, dated February 3, 1926, reads:

"At a meeting of the Board of Health of the Department of Health of The City of New York, held July 21st, 1925, your application for a permit for a sanitary certificate for a cellar bakery at 435 Metropolitan Avenue, in the Borough of Brooklyn, was denied."

and

WHEREAS, the building is non-fireproof, 3 stories and cellar in height, 20 ft. by 40 ft. in area. OCCUPIED: Cellar, bakery; 1st story, store; upper stories, dwellings. The height of the cellar bakery being 8 ft. 3 in.; the ceiling being 3½ inches above the curb level and the floor being 7 ft. 8 in. below the rear yard. The means of ventilation being three windows, the front window being 1 ft. 8 in. by 3 ft. 5 in. in area and the 2 rear windows being each 2 ft. 5½ in. by 2 ft. 8 in. in area; and

WHEREAS, petitioner contends that in 1905 permission was granted by the bureau of buildings for the construction of a cellar bakery in the rear of the premises in question; that in March, 1920, said oven was demolished and a new one constructed (under permit from bureau of buildings) under the sidewalk; that the former owner had no knowledge of the laws of 1914, in re requirements for permit from board of health and continued the use of the cellar bakery until November, 1925. Petitioner requests the use of the premises as a cellar bakery.

Resolved, that the decision of the department of health be and it hereby is affirmed, and the petition be and it hereby is denied.

220-26-S.

PETITIONER—Emery Roth, for Burnside Improvement Co., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—309-313 West 36th street and 306-308 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Julian Roth.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(220-26-S)

WHEREAS, Emery Roth, for Burnside Improvement Co., owner, filed, March 15, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 309-313 West 36th street and Nos. 306-308 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated February 23, 1926, reads:

"1. Windows should conform to Section 264 Labor Law and 503 of Industrial Code. No pane exceed 720 square inches."

and

WHEREAS, the building, facing on two street fronts fireproof, 18 stories in height, 77 ft., 2 in. by 197 ft., 6 in. area. OCCUPIED: 1st story, stores; upper stories, offices, show rooms and tenant factories, 145 persons story. EQUIPPED with a sprinkler system and a alarm signal system. EXITS: Three interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings and

WHEREAS, there are openings on the 1st and 2nd story in both street walls of the building, glazed with ¼ in. plate glass; the maximum area of the glass on the 1st story being 13 ft. 4 in. by 8 ft. 0 in. and on the 2nd story, 5 ft. 0 in. by 7 ft. 0 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law, as to the area of the glass, would destroy the intended use of the lowest two stories would, also, affect the architectural appearance of premises.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the windows on the street front the first, mezzanine and second stories, on condition the openings be equipped with approved metal frames sashes, glazed with ¼ in. polished plate glass and that requirements of the labor law shall be complied with all other respects.

229-26-S.

PETITIONER—Joseph J. Furman, for Tiljay Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—36 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Joseph J. Furman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	
Negative .....	
Absent: Chief Kenlon .....	

THE RESOLUTION:

(229-26-S)

WHEREAS, Joseph J. Furman, for Tiljay Realty Co., owner, filed, March 18, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 36 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 27, 1926, reads (Order No. 91790-LD):

"1. Provide an additional required means of egress from the cellar and the 1st story. Said exit to be located at the south side of the building in accordance with the provisions of Section 271 of the Labor Law.

"2. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an



# MINUTES

area having communication with the street, as per Section 273 of the Labor Law. SEE NOTE.”;

WHEREAS, the building is non-fireproof, 5 stories in height, 18 ft. 6 in. by 91 ft. in area in the first story and 18 ft. 6 in. by 65 ft. in area above. OCCUPIED: cement, carpenter shop, 3 persons; 1st story, restaurant, 15 persons; upper stories, factory, 25 persons per story. The means of egress consist of an interior wooden stairway extending from the 1st story to roof, enclosed in wood and lath and plaster partitions with fireproof, self-closing doors at openings. A 45-degree fire escape on the rear of the building with fireproof windows along the course thereof and egress from the termination by a balcony connecting to the fire escape on 34 West 26th street and thence by stair to the yard of 39 West 25th street; and

WHEREAS, petitioner contends that after September 30, 1926, the cellar will be vacated and used for storage purposes only and contends that the means of egress are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to item 1, on condition, that the cross partition be demolished removed on or before October 1st, 1926; in the meantime that an opening shall be provided with 3 ft. door frame, maintained opened and unlocked, and that an iron fire escape shall be erected from the yard level to the existing 1st story balcony; and granted as to item 2 only so far as it affects the egress from the termination of the fire escape, on condition, that an iron balcony bridge shall be provided from the lowest termination, connecting with exterior screened stairs of premises to the rear of 34 West 25th street buildings; and granted as to occupancy, on condition, that the interior stairs shall be properly enclosed in fire-resisting partitions, and that the legal occupancy shall not exceed the legal capacity of stairs so closed.

-26-S.  
PETITIONER—Croker National Fire Prevention Engineering Company, for Robert S. Dennison Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PLACES AFFECTED—209 Pearl street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(237-26-S)

WHEREAS, Croker National Fire Prevention Eng. Co., Robert S. Dennison Co., Inc., owner, filed, March 20, 1926, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises 209 Pearl street, Manhattan; and WHEREAS, the order of the fire commissioner, dated July 23, 1925, reads (Order No. 78229-LD):

“1. Enclose the interior stairway at southeast side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the lowest point of the stairway to and including the bulkhead on the roof constructed as per Section 271 of the Labor Law

and Rule 1 of the Board of Standards and Appeals revised and adopted July 29th, 1924, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

“2. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law, Section 271. Among the defects noted on this fire escape are the following:

“(a) Windows on course not self-closing.

“(b) Needs painting.

“(c) No stairway from lowest balcony to ground.

“(d) No safe passageway to the street from the termination.”;

and

WHEREAS, the building is non-fireproof, 5 stories in height, 21 ft. 10 in. by 123 ft. 7¾ in. in area at 1st story and 21 ft. 10 in. by 100 ft. in area above. OCCUPIED by job printers; 1st story, 11 persons; 2nd story, 6 persons; 3rd story, 4 persons; 4th story, 12 persons; 5th story, 15 persons; EQUIPPED with a fire alarm signal system; EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in wooden partitions with wooden doors at openings, an open iron stairway from top story to roof bulkhead, a standard fire escape in the front of the building, a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 3rd story and stairs leading to roof of 1st story extension, with EGRESS from the termination of the fire escape by means of adjoining roof of 1st story extension at north and on the same level; ROOFS of adjoining buildings: Same level; and

WHEREAS, the petitioner proposed as to Item 1: to cover the loft side of existing stair enclosure with plaster board and metal; as to Item 2: to paint the rear fire escapes and make the windows on the course thereof self-closing; furthermore the petitioner contends the exits are adequate; that: egress may be had from the adjoining 1st story extension roof at north by means of plain glass windows in adjoining building or to another adjoining 1st story extension roof at north.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it here is granted as to item 1, on condition; that a standard labor law exterior fire escape shall be provided and maintained on the front of the building; and granted as to item 2, only so far as it affects the egress from the termination of the fire escape, and so long as existing and adjoining extension roofs remain approximately on the same grade, on condition that the use and occupancy otherwise remain exactly as indicated in petition.

## APPLIANCES SUBMITTED FOR APPROVAL.

1280-25-SA.

PETITIONER—Queen Gas Cut-Off Device Corporation.

SUBJECT—Approval of Queen Gas Cut-Off Valve.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 20, 1926, 2 P. M.

1345-25-SA.

PETITIONER—Safe Fire Heating Company.

SUBJECT—Approval of Safe Fire Oil Burner.

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 20, 1926, 2 P. M.

364-26-SA.

PETITIONER—Haynes and Palmer.

SUBJECT—Approval of “Kork-n-Seal.”

APPEARANCES—Not noted.

ACTION OF BOARD—Laid over to July 20, 1926, 2 P. M.



# MINUTES

382-26-SA.  
PETITIONER—Grant Oil Burner Corporation.  
SUBJECT—Approval of Grant Oil Burner.  
APPEARANCES—Not noted.  
ACTION OF BOARD—Laid over to July 20, 1926, 2 P. M.

SUBJECT—Approval of Film Inspection Machine (a proved type).  
APPEARANCES—Not noted.  
ACTION OF BOARD—Laid over to July 20, 1926, 2 P. M.

418-26-SA.  
PETITIONER—Film Inspection Machine Co.

Adjourned, 6:00 p. m.  
WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \* CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, June 15, 1926, as they appeared in Bulletin No. 25, Vol. XI, are hereby corrected to read as follows:

337-26-BZ  
APPLICANT—Arnold Lichtig, for Mosholu Building Corp., owner.  
SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence dis-

trict the erection and maintenance of a building to be occupied for store purposes on the first story.

PREMISES AFFECTED—188-196 Audubon avenue at 550 West 175th street, Manhattan.

APPEARANCES—  
For Applicant: Arnold Lichtig.  
For Opposition: George Strack and William Schmitt.

ACTION OF BOARD—Application granted on conditions.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....  
Negative: Chief Kenlon .....  
Absent .....

\* Correction: Vote changed to read:  
Affirmative ..... 4  
Negative: Chief Kenlon ..... 1

# MINUTES

## \* CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday afternoon, June 8, 1926, as they appeared in Bulletin No. 24, Vol. XI, are hereby corrected to read as follows:

### THE RESOLUTION:

(988-25-S)

WHEREAS, William F. Doyle, for 385 Madison Avenue, Inc., owner, filed, September 25, 1925, a petition for variation from the requirements of the labor law, as cited in the orders of the fire commissioner and in the decision of the superintendent of buildings, affecting premises No. 385 Madison avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated July 18, 1925, read:

(Order No. 83017-LF)

"An inspection of premises 385 Madison Avenue, Borough of Manhattan, shows that the following must be done to comply with Section 279 of the Labor Law:

"No. 1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout."

(Order No. 83018-LF)

"An inspection of the premises 385 Madison Avenue, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Sec. 279 of the Labor Law. The labor law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law, as to fire drills."

and

WHEREAS, the decision of the superintendent of buildings,

\*Correction:—Words "a two source automatic" omitted on line 49, and word "wet" substituted, and words "a fire alarm signal system" omitted in line 50 of resolution.

rendered March 29, 1926, in acting on request for certificate of occupancy, reads:

"1. All windows in exterior walls must be fireproof and self-closing and must not exceed 720 sq. in. of light.

"2. Doors along interior and fire tower stairway must be entirely fireproof. Glass not permitted.

"3. All partitions throughout the building must be built of incombustible material.

"4. Remove gate which obstructs egress from main stairway at first floor into main hall.

"5. All partitions enclosing stair halls must be of 1 in. terra cotta or 8 in. brick.

"6. All steel beams must have two inches of fireproofing."

and

WHEREAS, the building is fireproof, 12 stories and pent house in height, 215 ft. by 100 ft. 4 in. in area, OCCUPIED: 1st story, stores; upper stories, offices and show rooms (mostly millinery) with a 25 per cent factory occupancy on the 4th, 6th and 8th stories, approximately 100 persons above the 1st story; pent house occupied for office EQUIPPED with wet sprinkler system. EXITS: Two exterior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with metal-covered wooden doors at openings; and

WHEREAS, petitioner contends that there is installed in the west stairway of the premises an interior fire alarm system, extending from the sub-basement to roof, with stations on each story; the fire alarm system connects directly to a central station, which in turn transmits alarm to headquarters; and contends further that the two story automatic sprinkler system covers all of the premises excepting a portion of the pent house; and

WHEREAS, this petition was granted by the board at meeting May 11, 1926, on certain conditions, and it appears that an error was made as to the story mentioned, which should have been the 6th story instead of 7th.



# MINUTES

solved, that the board of standards and appeals does  
y make a variation from the requirements of the la-  
aw, and that the petition be and it hereby is granted,  
so far as it affects an area of 3,000 sq. ft. on the 6th  
of building for occupancy use of light industrial  
ework incidental to the conduct of millinery model

wholesale agency, and that the certificate of occupancy of  
the superintendent of buildings now in force shall be com-  
plied with in all other respects; as to orders of the fire  
commissioner, Nos. 83017 and 83018, the petition be and  
it hereby is granted on condition that the stipulations of the  
certificate of occupancy now in force shall be maintained.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### Appliances Submitted for Approval.

21-S—Angle Hose Valve, approval of.  
21-S—Ford Fire Line Reducing Valve, approval of.  
22-S—Quinn Acme Crude Oil Burner, approval of.  
22-S—The Surface-Combustion Company Low Pres-  
sure Gas and Oil Burner, approval of.  
2-S—Howard Water Pressure Reducing Devices, ap-  
proval of.  
2-S—Crocker Gas Valve, approval of.  
2-S—Kennell Gas Cut-Off Valve, approval of.  
2-S—Burnwell Mechanical Burner, approval of.  
2-S—Dean Fuel Oil Pump, approval of.  
2-S—Combustion Fuel Oil Burner, approval of.  
2-S—Anti-Syphon Valve, approval of.  
2-S—Thermostats for Automatic Fire Alarm Systems,  
approval of.  
2-S—Coen Oil Burner, approval of.  
2-S—Rodriguez Oil Burner, approval of.  
2-S—Dempsey High & Low Pressure Fuel Oil Burner,  
approval of.  
2-S—Delaney Fuel Oil Burner, approval of.  
3-SA—Collin Patent Automatic Gas Cut-Off Valve,  
approval of.  
3-SA—Master Gas Shut-Off Valve, approval of.  
3-SA—Packless Gas Shut-Off Valve, approval of.  
3-SA—S. & K. Gas Shut-Off Valve, approval of.  
3-SA—Manual and Thermal Gas Cut-Off Valve, ap-  
proval of.  
3-SA—Wm. E. Toelle Manual & Automatic Gas  
Shut-Off Valve, approval of.  
3-SA—Heil Standard 200 Gal. Truck Tank, approval  
of.  
3-SA—"Automatic" Deluge Valve, approval of.  
3-SA—Cornell Falat Oil Burner, approval of.  
3-SA—"Billow" Class G. R. Oil Burner, approval of.  
3-SA—"Billow" Class C. R. F. Oil Burner, approval  
of.  
3-SA—Cornell No. 1 Type "A" Oil Burner, ap-  
proval of.  
3-SA—Automatic Gas Shut-Off, approval of.  
3-SA—Tilman-White Gas Cut-Off Valve, approval  
of.  
3-SA—Domestic Fuel Oil Burner, approval of.  
3-SA—Lewis Oil Burner, approval of.  
3-SA—Enco Type 700 Steam Atomizing Burner, ap-  
proval of.  
3-SA—Automatic Gas Cut-Off, approval of (Brook-  
lyn Co.).  
3-SA—Hydro Carbon Oil Burner, approval of.

960-23-SA—Crescent Combustion Fuel Oil Burner, ap-  
proval of.  
1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner,  
approval of.  
1050-23-SA—Marsh Fuel Oil Burner and Pump, approval  
of.  
1146-23-SA—Pennsylvania Globe Rotary Oil Burner, ap-  
proval of.  
1176-23-SA—Ziegler Oil Burner, approval of.  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1339-23-SA—National Light Service Oil Pump, approval of.  
1346-23-SA—Heatiator Oil Burner, approval of.  
1358-23-SA—Worthington Oil Burner, approval of.  
1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner,  
approval of.  
1429-23-SA—Kerrihard Oil Burner, approval of.  
1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
1484-23-SA—Universal G. P. O. Burner, approval of.  
1493-23-SA—Newport Rotary Oil Burner, approval of.  
1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
254-24-SA—Sherman Oil Burner, approval of.  
269-24-SA—Universe Oil Burner, approval of.  
365-24-SA—Koaless Oil Burner, approval of.  
379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box,  
approval of.  
501-24-SA—Hagan Swivel Type Burner for Fuel Oil, ap-  
proval of.  
536-24-SA—Climax Oil Burner, approval of.  
634-24-SA—Marvel Oil Burner, approval of.  
702-24-SA—Simplex Mechanical Oil Burner, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, ap-  
proval of.  
803-24-SA—Holmes-Williams Domestic Oil Burner, ap-  
proval of.  
826-24-SA—Heymsfield Low Pressure Burner, approval of.  
860-24-SA—Monarch Domestic Fuel Oil Burner, ap-  
proval of.  
907-24-SA—Dempsey Domestic Burner and Fuel Oil  
Pump, approval of.  
1016-24-SA—Milnes Oil Burner, approval of.  
1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
1134-24-SA—Peerless Automatic Oil Burner, approval of.  
1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
1146-24-SA—Salvo Fire Extinguisher, approval of.  
1192-24-SA—Kemp Oil Burner, approval of.  
1197-24-SA—Yankee Oil Burner, approval of.  
1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.



# RESERVE CALENDAR

1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.

1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisor Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department action and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## RULES

### SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
 August 13, 1918.

#### RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

#### RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof fire-resisting partitions, with all openings there protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
 Boiler making;  
 Brick, terra cotta or artificial stone works;  
 Forge shops;  
 Foundries;



# RULES

Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

vided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;  
waste materials are deposited in fireproof receptacles.

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

# RULES

## FIRE ESCAPE RULES

ADOPTED JULY 2, 1918; CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924; CAL. NO. 414-24-SR.

**Rule 1.** In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(1) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(a) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) in. mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(3) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if the steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto.

(4) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

**Rule 2.** A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

cupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

**Rule 3.** When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) Horizontal Bridges.—Horizontal bridges and part-wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 North Street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 North Street. Price, 30c; by mail, 35c.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including July 7, 1926.....	592	Dismissed .....	
Restored to calendar .....	57	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	144	Granted on condition .....	
Requests to amend .....	22	Appliances approved .....	
Requests for modification .....	23	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	1	Rules approved .....	
Requests for extension of time .....	13	Rules disapproved or rescinded .....	
Requests for extension of permit .....	23	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	
Requests for approval of plans .....	9	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1629	Requests for modification granted .....	
Disposed of .....	1061	Requests for modification denied .....	
Cases pending July 7, 1926 .....	568	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied .....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	10

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea failure to receive such notice is no excuse for neglect appear.

*Fifth*, That the business of the board is to dispose all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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XI

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No. 29

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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CHIEF JOHN KENLON

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EDWARD V. BARTON, Chief Clerk

—Municipal Building, Rooms 1001 to 1015.

PHONE—Worth 0184.

HOURS—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—  
cket.

ll of Clerk's Calendar.

e Trial Calendar.

tics in Building Zone Cases.

minutes of Regular Meeting, July 13, 1926, at 10 a. m.

minutes of Regular Meeting, July 13, 1926, at 2 p. m.

rection.

gress Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 20, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 27, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
617-26-A.....	F.D. ....	86-112 Hausman st., Bklyn., L. C. 4491
616-26-BZ.....	B.B.M. ....	135-145 W. 70th st., Man., N. B. 204-1926
615-26-A.....	F.D. ....	416-432 E. 47th st., Man., Alt. 666-1923
614-26-A.....	F.D. ....	80-92 Third ave., Bklyn., F. 54636
613-26-A.....	F.D. ....	136-146 W. 52nd st., Man., L. C. 29816
612-26-S.....	F.D. ....	333 Seventh ave., Man., L. D. 91373
611-26-A.....	F.D. ....	591 Broadway, Man., F. 87039
610-26-S.....	F.D. ....	1351-1365 Broadway, Man., L. D. 94949
609-26-A.....	F.D. ....	N.W. Cor. Kingsland ave. & Lydig pl., Corona, Queens F. 89846
608-26-S.....	F.D. ....	N. W. Cor. Kingsland ave., & Lydig pl., Corona, Queens. L. D. 89841
607-26-BZ.....	B.B.B. ....	502-518 Avenue W, Bklyn., N. B. 12633-1926
606-26-BZ.....	B.B.Bx ....	445-449 E. 189th st., Bronx, N. B. 1740-1926
605-26-BZ.....	B.B.B. ....	1767-1779 84th st., Bklyn., N. B. 10676-1926
604-26-BZ.....	F.D. ....	641-645 Gun Hill rd., Bronx, Alt. 1614-1926
603-26-BZ.....	F.D. ....	22016 Merrick rd., Springfield, Queens Alt. 1183-1926
602-26-BZ.....	F.D. ....	12302 Liberty ave., Richmond Hill, Queens. Alt 1179-1925
601-26-BZ.....	H.D. ....	221 Beach 87th st., Rockaway Beach, Queens. Decision
600-26-A.....	B.B.M. ....	315 W. 34th st., Man., Violation 4498-1924
599-26-A.....	F.D. ....	90-94 Grand st., Man., L. C. 34505
598-26-A.....	F.D. ....	318 E. 48th st., Man., L. C. 34356
597-26-SA.....	F.D. ....	Baldwin Aerifactor Oil Bur- ner. Appliance
596-26-A.....	B.B.M. ....	52-54 W. 13th st., Man., Alt. 1216-1926
595-26-A.....	F.D. ....	1 W. 6th st., Bklyn., Alt. 2132-1925
594-26-S.....	B.B.M. ....	247-251 W. 35th st., Man., N. B. 92-1926
593-26-BZ.....	B.B.Q. ....	62-64-66 Northern blvd., Flushing, Queens. Alt. 1502-1925

## Restored to Calendar.

347-26-A.....	F.D. ....	215 Dupont st., Bklyn., 85284-F and N. B. 2629-1925
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## CODE.

F.D. ....	Fire Departm
H.D. ....	Health Departm
B.B.B. ....	Bureau of Buildings, Brook
B.B.M. ....	Bureau of Buildings, Manhat
B.B.Q. ....	Bureau of Buildings, Que
B.B.R. ....	Bureau of Buildings, Richm
B.B.Bx. ....	Bureau of Buildings, Bro
T.H.D. ....	Tenement House Departm

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 20, 1926, AT 2 P. M.

### Building Zone Cases.

533-26-BZ.  
APPLICANT—John W. Clancy, for Mary E. Bird, ow  
PREMISES—2337 Hoffman street, The Bronx.  
APPLICATION, under sections 7c and 21 of the buil  
zone resolution.  
TO PERMIT in a business district extending from an  
restricted district the erection and maintenance  
a garage for the storage of more than five  
motor vehicles.

450-26-BZ.  
APPLICANT—A. F. Gilbert, for Manufacturers T  
Company, owner.  
PREMISES—1696 Myrtle avenue and 1679 Cornelia st  
Ridgewood, Borough of Queens.  
APPLICATION, under section 7c of the building  
resolution.  
TO PERMIT in a residence district extending from a l  
ness district the erection and maintenance c  
business building.

## JULY 20, 1926, 10 A. M.

### Appeals from Administrative Orders.

335-26-A—31-33 Pine street, Manhattan.  
357-26-A—140 Nassau street, Manhattan.  
381-26-A—408 Concord avenue, The Bronx.  
385-26-A—2598-2604 Atlantic avenue and 88 Sheffield  
nue, Brooklyn.  
386-26-A—8823 Avenue L, Brooklyn.  
1296-25-A—North side Pierce avenue, from Sixth to  
enth avenues, L. I. City, Borough  
Queens.  
77-26-A—550 West 252nd street, The Bronx.  
359-26-A—34 35th street, Brooklyn.  
393-26-A—Southwest corner Kingsland avenue and L  
place, Corona, Borough of Queens.  
1161-25-A—848-852 Washington street, Manhattan.  
66-26-A—East side Pearson street, 280 ft. north  
Creek street, L. I. City, Borough of Q

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of  
ards and appeals of a public hearing under the prov  
of the building zone resolution, *Tuesday morning, Ju*  
1926, at 10 o'clock, in Room 1013, Municipal Buildi  
the following matters:

CAL. NO. 182-26-BZ—Application, March 2, 1926, unde  
tion 21 of the building zone r  
tion, of Richards, Smyth and  
way, applicants, on behalf of C  
H. Ohlau, owner, to permit in a



# CALENDAR

ness district the erection and maintenance of a gasoline selling station; premises 386 Euclid avenue, northwest corner of Liberty avenue, Brooklyn.

no. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

o. 1223-25-BZ—Application, November 24, 1925, under sections 6 and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Isaac Levine, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 174-184 Vanderbilt avenue, Brooklyn.

o. 239-26-BZ—Application, March 20, 1926, under section 21 of the building zone resolution, of Robert J. Berran, applicant, on behalf of Queens Park Development Company, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, a gasoline service station and a motor vehicle repair shop; premises 1890-1900 Gravesend avenue, southwest corner of Avenue Q, Brooklyn.

o. 250-26-BZ—Application, March 24, 1926, under section 21 of the building zone resolution, of Gilbert Murtha, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Laurel Hill boulevard and 22nd street, Elmhurst, Borough of Queens.

o. 282-26-BZ—Application, April 3, 1926, under section 21 of the building zone resolution, of Dora Rosenthal, applicant, on behalf of Dora Rosenthal and Herbert F. Rosenthal, owners, to permit in a residence district the change of occupancy in part from residence to business; premises 419 10th street, Brooklyn.

o. 348-26-BZ—Application, April 21, 1926, under section 21 of the building zone resolution, of Morris Whinston, applicant, on behalf of Harris Levy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2748 White Plains road, The Bronx.

208-26-BZ—Application, March 11, 1926, under sections 7a and 7g of the building zone resolution, of Belefread Garage Corporation, applicant and lessee (Fannie Lempert, owner), to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles;

premises 1038-1040 Forest avenue, The Bronx.

CAL. NO. 463-26-BZ—Application, May 24, 1926, under section 7b of the building zone resolution, of C. A. Sandblom, architect, on behalf of Van Dyck Realty Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building; premises 13408-13420 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 234-26-BZ—Application, March 19, 1926, under section 21 of the building zone resolution, of John J. Gilmartin, applicant, on behalf of Brian G. Hughes, Jr., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Cedar avenue, 93 ft. 11 in. south of West 179th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## JULY 20, 1926, 2 P. M.

### *Petitions for Variations.*

116-26-S—53 Jackson avenue, Long Island City, Borough of Queens.

261-26-S—27-29 Broadway and 1-7 Dunham place, Brooklyn.

292-26-S—230-232 West 39th street, Manhattan.

306-26-S—64-70 West 36th street, Manhattan.

313-26-S—58-64 West 40th street (14th floor), Manhattan.

1074-25-S—11-13 Emerson place, Brooklyn.

316-26-S—17 East 55th street, Manhattan.

336-26-S—171-177 Varick street and 59-69 Charlton street, Manhattan.

235-26-S—228 East 51st street, Manhattan.

309-26-S—254-258 West 35th street, Manhattan.

374-26-S—207 Canal street, Manhattan.

378-26-S—171 Sixth avenue, Manhattan.

430-26-S—203 West 38th street, Manhattan.

1162-25-S—848-852 Washington street, Manhattan.

1298-25-S—599-603 Fifth avenue, Brooklyn.

295-26-S—442 West 13th street, Manhattan.

338-26-S—552-564 West Broadway, Manhattan.

379-26-S—159 Varick street, Manhattan.

413-26-S—113 East 30th street, Manhattan.

480-26-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

486-26-S—22 East 55th street, Manhattan.

### *Appliances Submitted for Approval.*

1280-25-SA—Queen Gas Cut-off Valve, approval of.

1345-25-SA—Safe Fire Oil Burner, approval of.

364-26-SA—Kork-u-Seal; approval of.

382-26-SA—Grant Oil Burner, approval of.



# CALENDAR

- 418-26-SA—Film Inspection Machine (approved type), approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 27, 1926, AT 2 P. M.

### *Building Zone Cases.*

- 244-26-BZ.  
 APPLICANT—Edward L. Larkin, for Rexburg Realty Corporation, owner.  
 PREMISES—285 East 170th street, The Bronx.  
 APPLICATION, under section 7g of the building zone resolution,  
 TO PERMIT in a residence district extending from a business district the erection and maintenance of a store and theatre building.
- 267-26-BZ.  
 APPLICANT—Coonley & Grindel, owners.  
 PREMISES—1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.  
 APPLICATION, under sections 7e and 21 of the building zone resolution,  
 TO PERMIT in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop.
- 441-26-BZ.  
 APPLICANT—Morris Whinston, for Owen Realty Company, owner.  
 PREMISES—5060-5074 Broadway and 4036-4050 Tenth avenue, Manhattan.  
 APPLICATION, under sections 7e and 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

## JULY 27, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 1254-25-A—Certificate of approval for combustible mixture (Flit).  
 1206-25-A—147 Lombardy street, Brooklyn.  
 396-26-A—119-121 Bleecker street, Manhattan.  
 398-26-A—237-239 Madison avenue, Manhattan.  
 429-26-A—306-310 West 52nd street, Manhattan.  
 896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
 218-26-A—2101 Flushing avenue, Maspeth, Borough of Queens.  
 238-26-A—West side of West 23rd street, 100 ft. north of Mermaid avenue, Brooklyn.  
 276-26-A—121-123 Greene street, Manhattan.  
 342-26-A—149 West 125th street, Manhattan.  
 404-26-A—507-511 West 26th street, Manhattan.  
 409-26-A—769-783 Rockaway avenue, Brooklyn.  
 169-26-A—607-611 West 47th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, July 27,

1926, at 10 o'clock, in Room 1013, Municipal Building, the following matters:

- CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution of McCooey and Conroy, applicant on behalf of Hyman Morgenstern, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied by the board); premises 1305-1309 Grand avenue, Brooklyn.
- CAL. NO. 333-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution of John J. Dunnigan, architect, on behalf of Lichtenstein and Berns, owners, to permit in a business district the proposed extension of an existing wet wash laundry; premises 1882 Tona avenue, The Bronx.
- CAL. NO. 245-26-BZ—Application, March 23, 1926, under section 7e of the building zone resolution of David Falconer, applicant and owner, to permit in a business district the erection and extension of a garage for the storage of more than five motor vehicles; premises 183-185 Terson avenue, Astoria, Borough of Queens.
- CAL. NO. 1157-25-BZ—Application, June 29, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of Milef Realty Corp., owner, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the set by the building zone resolution (previously denied); premises 306-308 38th street, Manhattan.
- CAL. NO. 352-26-BZ—Application, April 22, 1926, under sections 7e and 21 of the building zone resolution, of Thomas O'Rourke, applicant, on behalf of J. Building Corporation, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) vehicles; premises 1922-1946 Grand avenue, Brooklyn.
- CAL. NO. 368-26-BZ—Application, April 27, 1926, under section 21 of the building zone resolution of The Nicholson Company, applicant on behalf of Manor Coal Corporation, owner, to permit in a residence district the erection and maintenance of a pocket; premises northeast corner intersection of Pelham Bay Parkway, N. Y., N. H. & H. R. R., The Bronx.
- CAL. NO. 372-26-BZ—Application, April 28, 1926, under section 21 of the building zone resolution of Fred C. Hulbert and Lillian C. Hulbert, applicants and owners, to permit in a business district the erection and maintenance of a gasoline selling station, premises southeast corner of Pouillion avenue and Hylan boulevard, Annadale, Richmond.
- CAL. NO. 414-26-BZ—Application, May 16, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of David S. Doyle, owner, to permit in a residence



# CALENDAR

strict extending from a business district the erection and maintenance of a theatre, store and office building; premises southwest corner 87th street and Jamaica avenue, Jamaica, Borough of Queens.

no. 421-26-BZ—Application, May 14, 1926, under section 7e of the building zone resolution, of Julius Eckmann, architect, on behalf of Stollkester Holding Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 181 Delancey street and 54-62 Attorney street, Manhattan.

no. 437-26-BZ—Application, May 18, 1926, under section 21 of the building zone resolution, of H. H. Murdock, architect, on behalf of 250 West 25th Street Corp., owner, to permit in a portion of a street between two intersecting streets, in which portion there exists an exit from and an entrance to a public school and within 200 feet from such exit and entrance, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 250-252

no. 543-26-BZ—Application, June 12, 1926, under sections 7c and 21 of the building zone resolution, of Henry B. Saltman, applicant and owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a gasoline service station; premises southwest corner of Yellowstone avenue and Queens boulevard, Forest Hills Terrace, Borough of Queens.

no. 588-26-BZ—Application, July 1, 1926, under sections 7c, 7d and 21 of the building zone resolution, of Winter & Wilkes, Incorporated, applicant and owner, to permit in a residence district the erection and maintenance of a building occupied in part for business and office purposes; premises 150 West 59th street and 145 West 58th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## JULY 27, 1926, 2 P. M.

### *Petitions for Variations.*

- S—5 Great Jones street, Manhattan.
- S—915-919 Broadway, Manhattan.
- S—167 West 29th street, Manhattan.
- S—531-535 Eighth avenue, Manhattan.
- S—248-256 West 39th street, Manhattan.
- S—234-242 West 39th street, Manhattan.
- S—118 Madison avenue, Manhattan.
- S—30 Union square, Manhattan.
- S—36 West 17th street, Manhattan.
- S—521-525 Sixth avenue and 103-107 West 31st street, Manhattan.
- S—350 Sixth avenue, Manhattan.
- S—301-307 Seventh avenue (15th floor), Manhattan.
- S—301-307 Seventh avenue (6th floor), Manhattan.

391-26-S—301-307 Seventh avenue (4th floor), Manhattan.

70-18-S—535 West Broadway, Manhattan.

258-26-S—243 East 35th street, Manhattan.

259-26-S—219-229 West 40th street, Manhattan.

280-26-S—142-144 Clifton place, Brooklyn.

7-26-S—24-26 East 13th street, Manhattan.

1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

11-26-S—8½ to 12 Jones street, Manhattan.

325-26-S—831 Third avenue, Manhattan.

401-26-S—105 West 27th street, Manhattan.

411-26-S—32 West 58th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval of.

407-26-SA—Chalmers Oil Burner, approval of.

## FRIDAY, JULY 30, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

## SEPTEMBER 14, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

1028-25-A—61 West 55th street, Manhattan.

1348-25-A—370 West 31st street, Manhattan.

349-26-A—59 Pearl street, Brooklyn.

400-26-A—130-136 West 124th street, Manhattan.

431-26-A—1423-1435 Atlantic avenue, Brooklyn.

432-26-A—176-178 Hope street and 131-133 Union avenue, Brooklyn.

347-26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.

262-26-A—638 54th street, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, September 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.



# CALENDAR

CAL. NO. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

CAL. NO. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beards Realty Company, owner, to permit a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

WILLIAM E. WALSH, Chairman

SEPTEMBER 14, 1926, 2 P. M.

*Petitions for Variations.*

1259-25-S—188 South 1st street, Brooklyn.  
297-26-S—71-89 East 150th street, The Bronx.  
405-26-S—507-511 West 26th street, Manhattan.  
417-26-S—500-504 Seventh avenue, 201-219 West 37th street and 214-226 West 38th street, Manhattan.  
365-26-S—21-23 Bleecker street, Manhattan.

FRIDAY, SEPTEMBER 17, 1926, 10 A. M.  
SPECIAL MEETING.

*Rules.*

77-25-SR—Proposed Amendments to Sprinkler Regulations, adoption of.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, JULY 13, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the special meeting of the board, held on Thursday morning, July 1, 1926, the minutes of the regular meeting of the board, held on Tuesday morning, July 6, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, July 6, 1926, were approved as printed in the Bulletin, No. 28, Vol. XI.

APPEALS FROM ADMINISTRATIVE ORDERS.

276-26-A

APPELLANT—Robert Teichman, for Estate of Sol. M. Swartz, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—121-123 Greene street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 27, 1926, at 10 A. M.

347-26-A

APPELLANT—Samuel Rosenblum, for Western Chair Co., owner.

SUBJECT—Application for reopening (reconsideration) of appeal from order of the fire commissioner.  
PREMISES AFFECTED—215 Dupont street and 40-50 Paidge avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and set for hearing, September 14, 1926, at 10 A. M.  
THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

211-26-A

APPELLANT—William I. Hohausser, Inc., for Schmidt Realty Associates, Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner affecting premises affected—57-73 Lincoln road, Brooklyn.

APPEARANCES—

For Appellant: William I. Hohausser.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

THE RESOLUTION:

(211-26-A)

WHEREAS, Wm. I. Hohausser, Inc., for Schmidt Realty Associates, Inc., owner, filed, March 12, 1926, an appeal from a decision of the fire commissioner affecting premises affected—57-73 Lincoln road, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered February 19, 1926, reads



# MINUTES

"1. Standpipe equipment is required in buildings over 35 feet in height or exceeding 10,000 square feet in area. Plans for such system must be filed and approved.";

WHEREAS, the building is non-fireproof, 6 stories (62 ft. in height, 158 ft. 6 in. by 92 ft. 6 in., about 11,900 sq. ft. in area; OCCUPIED as a tenement house, stores on 1st story; and

WHEREAS, the appellant has submitted plans and applied to the fire commissioner for the installation of a fuel oil burning system, which were disapproved; and

WHEREAS, the appellant claims that the application to install a fuel oil system was disapproved on the ground that the building is not provided with standpipes; further, that the area of the building is divided into areas less than 2,400 sq. ft. by 12 in. and 8 in. brick walls fireproof doors in all openings; also that the first floor between the cellar and first story is fireproof through-

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that each story shall be subdivided into areas not exceeding 2,500 sq. ft. by walls of approved fireproof construction, each section to be provided with all as required by the tenement house law and the building code, and that the building shall be not increased in height or area.

26-A  
APPELLANT—Cornell Utilities Co., Inc., for Latham Litho and Printing Co., owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—S. W. corner of Woodside and Barnett avenues, Woodside, Borough of Queens.

APPEARANCES—  
For Appellant: John J. Cox.  
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

RESOLUTION:

(268-26-A)

WHEREAS, William Porter of Cornell Utilities Company, for Latham Litho and Printing Company, owner, filed, on 29, 1926, an appeal from a decision of the fire commissioner affecting premises at the southwest corner of Woodside and Barnett avenues, Woodside, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered on 25, 1926, reads:

"1. The use of Grade B Fuel Oil is not permitted in commercial plants and residences of more than two families unless the room in which equipment is used is cut off from rest of building by fireproof partitions, ceilings and floors. Such rooms must also have direct entrance from street only and be adequately vented to the outer air.";

WHEREAS, the building is non-fireproof, one story in height, 195 ft. by 110 ft. in area; OCCUPIED as a print-establishment—125 persons; and

WHEREAS, the appellant has installed a fuel oil burning system consisting of a 1,065-gallon outside storage tank and three (3) feet below grade, with all necessary piping connected to a Nokol Automatic Oil Burner, using grade fuel oil; and

WHEREAS, the appellant contends that the building is practically fireproof; that the boiler room is cut off from the rest of the building by approved fireproof construction, with an opening into the air conditioning room which is provided with a self-closing fireproof door—this room in turn opens directly to the outside; there is also a stairway leading from the boiler room to the first story which is necessary in the conduct of the business.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the fuel oil burning installation shall comply with the rules for grade B equipment, and on the *further condition* that an areaway of not less than 2 ft. 6 in. in depth and 4 ft. in width shall be constructed, provided with iron gratings at grade level, with a window opening to the cellar therefrom, and that an engineer's ladder shall be provided in the existing sidewalk hatchway from cellar.

273-26-A

APPELLANT—William F. Regan, for H. Horwitz & Son, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—102-106 Wooster street, Manhattan.

APPEARANCES—

For Appellant: Jacob Horwitz.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(273-26-A)

WHEREAS, William F. Regan, for H. Horwitz & Son, lessee, filed, April 1, 1926, an appeal from an order of the fire commissioner affecting premises 102-106 Wooster street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 17, 1926, No. 33065-LC, reads:

"1. Reduce quantity of loose combustible fibre to five tons or less. Sections 24-6, Chapter 12, Code of Ordinances.

"2. Separate the portion of the premises wherein combustible fibre is stored from the remainder of the building by walls, floors and ceilings, protected by fire retarding material and with all floor openings similarly protected and constructed as prescribed by rules and regulations of Board of Standards and Appeals. (See Vol. 2, No. 36, Page 620, Bulletin of Board of Standards and Appeals, September 6th, 1917, and Vol. 2, No. 45, Page 795, November 8, 1917.)";

and

WHEREAS, the building is non-fireproof, 5 stories (90 ft.) in height, 75 ft. by 100 ft. in area; OCCUPIED as a tenant factory—1st story, rags and cotton goods, 4 persons; 2nd story, electrical fixtures and suit cases, 8 persons; 3rd story, printing and suit cases, 6 persons; 4th story, toys and hair goods, 8 persons; 5th story, dolls, 10 persons; and

WHEREAS, the appellant contends that the present occupancy has existed since November of 1925; that the part of the first story used to store loose fibre is small, the ceiling is metal covered and not more than 10 tons of loose wool clippings is stored; that the building is provided with a sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

299-26-A

APPELLANT—Tompkins Brothers, owners.



# MINUTES

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—180-2-4-6-8-10 93rd avenue,  
Jamaica, Borough of Queens.

## APPEARANCES—

For Appellant: Robert Bolton.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(299-26-A)

WHEREAS, Tompkins Brothers, owners, filed, April 7, 1926, an appeal from an order of the fire commissioner affecting premises 180-2-4-6-8-10 93rd avenue, Jamaica, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 22, 1926, Order No. 2722-LC, reads:

"1. Separate boiler from remainder of building by unpierced wall of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only. Sec. 159-1, Ch. 10, C. of O.

"2. Install a standpipe 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch. Plans and specifications to be filed with and approved by the fire department before work of installing standpipe is commenced.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 124 ft. 10 in. by 136 ft. 5 in., about 17,000 sq. ft. in area; OCCUPIED for the storage of mason's materials—6 persons; and

WHEREAS, the appellant contends that the building is of brick and heavy mill construction; that the boiler room is practically separate from rest of building; inasmuch as it is in a sunken pit enclosed in concrete and 4-in. hollow tile partitions; furthermore, there is a fire hydrant directly across the street in front of the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 2 of Order No. 2722-LC, on condition that the building shall be not increased in height or area and only so long as the present occupancy (storage of mason's materials and supplies), use and operation remain unchanged; and *denied* as to Item 1 of Order No. 2722-LC.

301-26-A

APPELLANT—Croker National Fire Prevention Engineering Co., for Otto Goetz, owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—260-270 Ten Eyck street, Brooklyn.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(301-26-A)

WHEREAS, Croker National Fire Prev. Eng. Company for Otto Goetz, owner, filed, April 7, 1926, an appeal from an order of the fire commissioner affecting premises 260-270 Ten Eyck street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 19, 1925, No. 76870-F, reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

and

WHEREAS, the building is of frame construction, brick filled, 2 stories in height, 131 ft. 2 in. by 100 ft. (about 12,650 sq. ft.) in area; OCCUPIED for the storage of china and glassware, 7 persons in the entire building; and

WHEREAS, the appellant claims that the building has had the same occupancy during the past thirty years; that there is no heating apparatus of any kind in the building; that the premises is divided into three sections—A, B and C—section A contains 3,300 sq. ft. in area; B and C together contain 9,350 sq. ft. in area; the appellant proposes to provide fireproof self-closing doors in all openings between sections A and B (one opening on the 1st story and two on the 2nd story); there will then be no area in excess of 10,000 sq. ft. furthermore, the appellant contends that the building is open on three sides and a city fire hydrant is directly opposite to these premises on Ten Eyck street.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the floor area of the building, now subdivided, shall be not increased, and that all partitions separating such floor area shall be brick fill with openings to be equipped with self-closing fireproof door; and that the building shall remain in single occupancy and use and shall be not increased in height or area.

319-26-A

APPELLANT—Long Island Railroad Company, owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—500 feet South of Locust

avenue, at Long Island Railroad, Jamaica South, Borough of Queens.

## APPEARANCES—

For Appellant: William J. O'Brien.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(319-26-A)

WHEREAS, Long Island Railroad Company, owner, filed, April 14, 1926, an appeal from an order of the fire commissioner affecting premises 500 ft. south of Locust avenue at L. I. R. R., Jamaica South, Borough of Queens; and

WHEREAS, the order of fire commissioner, dated May 22, 1926, No. 92007-F, reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, one story in height, 78 ft. by 650 ft. (about 50,700 sq. ft. in area; OCCUPIED as living quarters; 150 railroad employees; and



# MINUTES

WHEREAS, the appellant contends that the building is red with corrugated iron, used as a labor camp; that appellant has complied with all other orders of the fire commissioner, providing all possible fire protection; furthermore, there are fire hydrants located close to the premises in readiness at all times.

*Resolved*, that the order of the fire commissioner be and it be *modified*, and the appeal be and it hereby is *granted on condition* that all buckets and receptacles required by the fire commissioner shall be provided, and that smoking shall be permitted in this structure, and that "Smoking" signs shall be conspicuously displayed throughout the building.

26-A  
APPELLANT—M. Margolin, for M. C. K. Contracting Co., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—1254-1256 Union street, Brooklyn.

ARRANGANCES—

For Appellant: M. Margolin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(324-26-A)

WHEREAS, M. Margolin, for M. C. K. Contracting Co., filed, April 16, 1926, an appeal from an order of the fire commissioner affecting premises 1254-56 Union street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 22, 1926, reads (Order No. 2720-LC):

"6. Install standpipe 4 inches in diameter tested to withstand a pressure of 300 lbs. per sq. in. Plans and specifications in duplicate must be filed with and approved by this Department before the above work may be commenced. Sec. 581, Ch. 5, C. of O.";

WHEREAS, the building is non-fireproof, 4 stories (45 ft. in height, 145 ft. by 115 ft. 9½ in., about 10,275 sq. ft. in area; OCCUPIED as a tenement house containing 10 apartments; the area of the building is divided into even sections which are separated by 12-inch brick walls and union partitions; and

WHEREAS, the appellant claims the building is divided into sections, each section is less than 2,000 sq. ft. in area; the 12-inch brick wall and union partitions provide partial barriers against the spread of fire.

*Resolved*, that the order of the fire commissioner be and it be *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area, and that the floor areas shall be protected by approved fireproof construction as required by building code and the tenement house law.

25-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Joseph Rubin and Sons, owner. SUBJECT—Appeal from orders of the fire commissioner. PREMISES AFFECTED—35-43 Meserole avenue, Brooklyn.

ARRANGANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1176-25-A)

WHEREAS, Croker National Fire Prev. Eng. Co. for Jos. Rubin & Sons, owners, filed, November 12, 1925, an appeal from orders of the fire commissioner affecting premises 35-43 Meserole avenue, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated July 16, 1925, read:

(Order No. 81311-F)

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east side of building, or other approved protection as per Section 375, Chapter 5, Article 18, Code of Ordinances."

(Order No. 81312)

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½-inch standard hose attached thereto."

(Order No. 82793-LF)

"1. Provide fireproof receptacles with covers for the storage of waste paper. LL 281.

"2. Provide a fireproof vault with a self-closing fireproof door to same, for the storage of baled waste paper. LL281.";

and

WHEREAS, the building is non-fireproof, 4 stories (50 ft.) in height, 268 ft. by 100 ft., irregular, in plan, about 24,750 sq. ft. in area; OCCUPIED for the manufacture of paper boxes; 1st story, 8 persons; 2nd story, 40 persons; 3rd story, 25 persons; 4th story, 25 persons; and

WHEREAS, the appellant contends as to order No. 82793-LF, items 1 and 2, that there is no waste paper stored in these premises, the waste paper is baled as fast as it accumulates; as to order No. 81311-F, that there are four windows on each story at east side affected by the order; the only exposure is a small one-story building at east; that the building is equipped with a sprinkler system connected with the street main, and a 20,000-gallon gravity tank; furthermore, the windows affected by the order are now protected with sprinkler heads; as to order No. 81312-F, that the building is divided into three areas, A B and C, about 8,900 sq. ft., 7,154 sq. ft., 8,700 sq. ft. in area, also 4 stories, 1 story and 2 stories in height, respectively; the appellant proposes to protect all openings between the three areas with fireproof self-closing doors, there being two unprotected openings between areas A and B; there is one opening between B and C, which is now provided with a fireproof door.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *denied* as to order No. 81311, item 1; *granted*, as to order No. 81312, item 1, *on condition* that the premises shall be equipped throughout with an approved sprinkler system, that the building shall be not increased in height or area, and that the horizontal openings shall be protected with fireproof self-closing doors; *denied* as to order No. 82793, item 1; and *granted*, as to item 2, *on condition* that the baled paper on the premises shall not exceed 6 bales at any one time and shall be removed daily.



# MINUTES

1207-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Nachman Korostoff, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—166 No. 5th street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy Chief Martin .....

5

Negative .....

0

Absent .....

0

THE RESOLUTION:

(1207-25-A)

WHEREAS, Croker National Fire Prev. Eng. Company for Nachman Korostoff, owner, filed November 20, 1925, an appeal from an order of the fire commissioner affecting premises 166 North 5th street, Borough of Brooklyn; and

WHEREAS, the order of fire commissioner, dated August 27, 1925, No. 83642-F, reads:

"1. Install an automatic dry pipe sprinkler system in cellar and on 1st story, used for the storage and manufacture of paper boxes, having at least one source of water supply, arranged and equipped as provided in the Rules for Fire Extinguishing Appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, 1 story in height, 74 ft. by 78 ft. 6 in. in area; OCCUPIED, paper box manufacture; a portion of the building at the front having a cellar, 8 ft. 6 in. in height and 30 ft. in depth, with fireproof ceiling; and

WHEREAS, appellant contends that there is no manufacturing or storage of paper boxes in the cellar, which is used for the heating system only; that the easterly and southerly walls of the building are unpierced; that there is no waste kept in the building over night, and that the greater part of the stock consists of cardboard in tight stacks; that there are ten fire pails distributed throughout the premises, and he proposes to install five 40-gallon safety bucket tanks.

*Resolved*, that the order of the fire commissioner be and hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; that the heating apparatus, located in the cellar, shall be enclosed with walls of fireproof construction, and that not less than five 40-gallon water casks, provided with not less than 6 pails to each cask, painted red and marked "Fire", shall be distributed throughout the premises, and that all necessary metal receptacles required by the fire department, shall be provided and distributed throughout the premises; so long as conditions as to occupancy and use remain unchanged.

1295-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for De La Vergne Machine Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—910 East 138th street, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE RESOLUTION:

(1295-25-A)

WHEREAS, Croker National Fire Prev. Eng. Company for De La Vergne Machine Company, owner, filed, December 15, 1925, an appeal from an order of the fire commissioner affecting premises 910 East 138th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated November 11, 1925, No. 31636-LC, reads:

"You are hereby notified that an inspection of premises 910 East 138th street, Bronx, used for the storage and use of calcium carbide, shows that the following must be done before permit requested by you can be issued:

"4. Place acetylene generating apparatus in a water proof compartment having the floor, walls and roof of brick or reinforced concrete. The size of such compartment shall not exceed that required to allow the free operation of the apparatus. Secs. 212-3, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, one story and mezzanine in height, 112 ft. by 125 ft. in area, with a small cupola, 12 ft. by 12 ft. 6 in., projecting above the roof; OCCUPIED: 1st story, pipe shop, 12 persons; mezzanine, pipe-fitting storage and dress presses, 3 persons; cupola, acetylene generator; and

WHEREAS, appellant contends that the floor of the cupola is of concrete, 8 in. thick, and the walls and roof of corrugated iron on steel frame work; that the capacity of the generator is 300 lbs. of carbide and that there is no storage of carbide in the generator room—the carbide being stored in an open lot 500 ft. distant, under a shed.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than one acetylene generating apparatus shall be maintained, located in the cupola of the structure, which is independently supported from the main structure, the floor of this enclosure to be of reinforced concrete; that the walls of existing corrugated enclosure shall be lined with 4 in. terra cotta blocks.

BUILDING ZONE CASES.

1425-24-BZ.

APPLICANT—William F. Doyle, for Charles Milgrom, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) to permit in a residential district the maintenance of a factory use of existing building (previously denied by board).

PREMISES AFFECTED—231 West 74th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Joseph M. Mandell, William Berg, Mr. Gaelard.

ACTION OF BOARD—Laid over to September 1926, at 10 A. M., on consent of both sides.

333-26-BZ.

APPLICANT—John J. Dunnigan, for Lichtenstein Bernstein, owners.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of building zone resolution, to permit in a business district the proposed extension of an existing wet wash laundry.

PREMISES AFFECTED—1882 Crotona avenue, Bronx.



# MINUTES

## PEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Harry Goldstein, Mrs. C. V. Breen, Mr. Breen.

ACTION OF BOARD—Laid over to July 27, 1926, at 10 A. M., to submit proof of certificate of occupancy.

5-BZ.

APPLICANT—William F. Doyle, for John Welz, owner.  
SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-90 East 98th street, Brooklyn.

## PEARANCES—

For Applicant: William F. Doyle.

For Opposition: K. Karl Klein.

ACTION OF BOARD—Laid over to September 14, 1926, at 10 A. M., on request of applicant.

25-BZ.

APPLICANT—Joseph Zicarelli, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution.

PREMISES AFFECTED—51 West 11th street, Manhattan.

## PEARANCES—

For Applicant: Mrs. Zicarelli.

For Opposition: W. Ryerson.

ACTION OF BOARD—Laid over to September 14, 1926, at 10 A. M., on request of applicant.

5-BZ.

APPLICANT—Philip J. Sinnott for David Serota, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline selling station.

PREMISES AFFECTED—E. S. of Utica avenue, 262 ft. 5 in. south of Farragut road, Brooklyn.

## PEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## RESOLUTION:

(1241-25-BZ)

WHEREAS, Philip J. Sinnott, for David Serota, owner, rendered December 3, 1925, an application, under the building zone resolution, to permit under section 21, in a business district the installation and maintenance of a gasoline selling station; premises east side of Utica avenue, 265 ft. 5 in. south of Farragut road, Borough of Brooklyn; and WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district; and that Farragut road is an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 3, 1925, reads:

"Proposed gasoline station to be located in a business district is contrary to Art. II, Sec. 4 (a) of the Zone Resolution.";

and

WHEREAS, it is proposed to install a small office building, a driveway and necessary buried gasoline tank, pumps, etc., for a gasoline selling station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that all permits required shall be obtained within six months and the work entailed thereby shall be finished within one year from the date of this action, and that any gasoline storage equipment installed shall be restricted within the property lines of the premises under appeal.

395-26-BZ.

APPLICANT—William F. Doyle, for Max Brickner and Herman Zucker, owners.

SUBJECT—Application (re: decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Cooper avenue and Fresh Pond road, Ridgewood, Borough of Queens.

## PEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(395-26-BZ)

WHEREAS, William F. Doyle, for Max Brickner and Herman Zucker, owners, filed, May 6, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station, premises northwest corner of Cooper avenue and Fresh Pond road, Glendale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fresh Pond road (Kossuth place) is in a business and residence district; Cooper avenue is in a business and residence district; and Lotus avenue is in a business and residence district; and

WHEREAS, the decision of the fire commissioner, rendered May 5, 1926, Application 985-1926, reads:

"1. A gasoline service station may not be permitted in a business district. Appeals may be taken to the Board of Appeals.";

and

WHEREAS, it is proposed to bury six 550-gallon gasoline storage tanks and erect six pumps in addition to a one-



# MINUTES

story office building in about the center of the premises for gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that all permits required shall be obtained within six months and the work completed within one year from the date of this action, and that no tank storage shall be located outside of the building line of these properties.

201-26-BZ.

APPLICANT—John Messerschmitt, for Owl Sales Service Co., Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7 and 21 of the building zone resolution, to permit in a residence district the extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—290-292 Eighth avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Daniel F. Dunn.

For Opposition: Henry Kruse.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(201-26-BZ)

WHEREAS, John Messerschmitt, for Owl Sales Service Co., Inc., owner, filed, March 9, 1926, an application, under the building zone resolution, to permit in a residence district the extension of a garage for the storage of more than five motor vehicles, premises 290-292 Eighth avenue, Astoria, L. I., Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Eighth avenue is in a residence district; Broadway is in a business district; and Ninth avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered February 19, 1926, Alt. 409-1926:

"The extension of a public garage in a residence district is contrary to Article 2, Sec. 3, Zone Law."; and

WHEREAS, the existing building is one story in height, with a frontage of 25 ft. and a depth of 90 ft; it is proposed to extend the building, the extension to be one story, 25 ft. by 90 ft. in area; entire premises to be occupied as a garage for more than five motor vehicles; and

WHEREAS, applicant filed 83 per cent of consents in support of his basis of appeal under section 7-g of the building zone resolution and the board deemed there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the proposed extension to the existing garage shall be confined to a lot 25 ft. frontage by a depth of not exceeding 90 ft. and shall not exceed a height of one story above sidewalk grade, that the roof shall be of flat design and

construction and the ceiling fireretarded in accordance with the rules of the board of standards and appeals; that the northerly gable and rear walls shall be unpierced throughout their entire height and length; that the front wall shall be finished with face brick and shall be of the same design, material and texture as the existing building adjoining to the south; that there shall be no vehicular entrance on the front of the proposed extension; that the exits to and from this garage shall be through the existing one story garage structure to the south; that there shall be no additional gasoline storage equipment installed in this extension; that there shall be no advertising of any nature or description on this building; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

221-26-BZ.

APPLICANT—McIntyre & O'Leary, for Essex Shepherd & Co., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story.

PREMISES AFFECTED—940 East 178th street and 1987 Vyse avenue, The Bronx.

APPEARANCES—

For Applicant: Joseph V. O'Leary.

For Opposition: Harry A. Vogelstein, George X. LeVine.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Deputy Chief Martin.....

Negative: Chairman Walsh and Commissioner Connell .....

Absent .....

THE RESOLUTION:

(221-26-BZ)

WHEREAS, McIntyre & O'Leary, for Essex, Shepherd & Company, owner, filed, March 15, 1926, an application under the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story, premises 940 East 178th street and 1987 Vyse avenue, Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 178th street is in a residence district; Vyse avenue is in a residence district; and Tremont avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 4, 1926, N. B. 462-1926, reads:

"Erection of proposed building to be occupied partially for business purposes in residence district is contrary to provisions of Building Zone Resolution."; and

WHEREAS, the proposed building is of non-fireproof construction, 5 stories in height, with a frontage of 42 ft. in. and a depth of 100 ft., to be occupied as stores and apartments; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed and that the application and it hereby is denied.

19-26-BZ

APPLICANT—Edward P. Doyle, for William Gloman, owner.



# MINUTES

**SUBJECT**—Application (re: decision of the superintendent of buildings) under sections 7 and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1659-1667 St. Marks avenue, Brooklyn.

## PEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Max R. Schweer.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(19-26-BZ)

WHEREAS, Edward P. Doyle, for William Glichman, Jr., filed, January 6, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles, premises 1659-1667 St. Marks avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Marks avenue is in a residence district; Eastern Parkway is in a business district; and that Bergen street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 31, 1925, reads:

(Application 24134-1925)  
"Proposition contrary to the Zone Resolution, Art. I, Sec. 3.  
"The erection of a public garage for more than five motor vehicles in residential districts.";

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 91 ft. and a depth of 127 ft. 9 in., to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant has complied with the requirements of section 7-g of the building zone resolution by filing 80.6 per cent of consents of affected property owners and the board deemed he was entitled to relief.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall be limited to a one-story structure in height above the sidewalk, constructed fireproof; that the side and gable walls shall be unpierced throughout their entire height and length; that no skylight shall be incorporated within twenty feet of the rear wall, and any skylight incorporated shall be glazed with plain glass, protected above and below with wire guards; that there shall be no advertising of any nature or description displayed on the building other than one electric projecting sign, indicating the name and title of the garage on the front of the building; that any gasoline storage equipment installed on the building shall be limited to one 550-gallon tank, to be located at the rear front at the westerly end of the building; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

274-26-BZ.

**APPLICANT**—John DeHart, for Ida M. Hewitt, owner.

**SUBJECT**—Application (re: decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—3349-3351 East Tremont avenue, The Bronx.

## APPEARANCES—

For Applicant: John De Hart.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(274-26-BZ)

WHEREAS, John deHart, for Ida M. Hewitt, owner, filed, April 1, 1926, an application, under the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five motor vehicles; premises 3349-3351 East Tremont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Tremont avenue is in both a business and residence district; that Haskin avenue is in a residence district, and that Baisley avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 29, 1926, reads:

"1. Extension of garage for storage of more than five motor vehicles in business district extending into a residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 51.88 ft. and a depth of 77.71; it is proposed to extend the building, extension to be one story, 59 ft. by 152 ft. 8 in., irregular; entire premises to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant has supported his basis of appeal under section 7-e of the building zone resolution and has filed 97 per cent of consents of affected property owners within the area commonly designated for obtaining consents, and the board deemed that the carrying out of the strict letter of the law would entail practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall not exceed a one-story structure in height above grade; that the gable walls shall be unpierced throughout their entire height and length; an emergency exit should be provided in the rear wall not exceeding a width of 3 ft. 8 in.; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that there shall be no advertising display on the building, other than a flat wall sign; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.



# MINUTES

644-25-BZ.

APPLICANT—Sidney R. Diamond, for Harben Construction Co., owner.

SUBJECT—Application for reopening (modification of resolution) (re: decision of superintendent of buildings) to permit in a business district extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—301-305 East 97th street, Manhattan.

APPEARANCES—

For Applicant: Sidney R. Diamond.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(644-25-BZ)

WHEREAS, H. I. Feldman, for Max Ackerman, owner, filed, June 22, 1925, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 301-305 East 97th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 24, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 97th street is in a business and unrestricted district; that Second avenue is in a business district, and that East 98th street is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 18, 1925, reads:

"The location of a garage for the use of more than five cars in a business district is contrary to section 4 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is non-fireproof construction, two stories in height, with a frontage of 75 ft. 8½ in. and a depth of 100 ft. 11 in.; to be occupied as

a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant supported his basis of appeal under section 7-c of the building zone resolution, and the board deemed it would be an unnecessary hardship in this circumstance to deprive applicant of the use of his entire premises; and

WHEREAS, this application was granted by the board at its meeting, November 24, 1925, on certain conditions and applicant requested a modification of these conditions to rear yard line and proposes to omit the basement.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be limited in height to two stories above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that a rear yard of not less than 10 ft. in depth for full width of premises be provided at the level of 23 ft. above curb; that a skylight be provided with louvre wall ventilator over 1st story rear, glazed with wire glass, protected with wire guards above; that any skylight installed in the main roof shall be glazed with plain glass, protected with wire guards above and below; that there shall be no vehicular entrance within the business area of the premises; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimmings; that no roof sign shall be erected or maintained; that any signs erected shall be confined to within the unrestricted use area of the building; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

## AREA FIXED

(415-26-BZ)

The chairman presented and read a communication from Bernard Barnett, requesting the board to fix the area deemed affected and within which to obtain consents for the maintenance of a garage for three pleasure cars; premises 963 Putnam avenue, Brooklyn.

The following area was approved by the board:

Both sides of Putnam avenue, from a point 100 ft. east of Ralph avenue to a point 100 ft. west of Howard avenue.

Adjourned 1:30 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, JULY 13, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

APPEALS FROM ADMINISTRATIVE ORDERS

262-26-A.

APPELLANT—A. J. McManus, for John Chelkowski, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—638 54th street, Brooklyn.

APPEARANCES—

For Appellant: William Paley.

ACTION OF BOARD—Laid over to September 14, 1926, at 10 A. M.

243-26-A.

APPELLANT—The Kalbfleisch Corporation, for Benshur Company, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—82-96 White street, Brooklyn.

APPEARANCES—

For Appellant: Clark H. Hebner, Mr. Frederickson, Harry Kest.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin .....



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(243-26-A)

WHEREAS, The Kalbfleisch Corporation, for Bensonhurst Company, owner, filed, March 22, 1926, an order of the fire commissioner, affecting premises Nos. 82-96 White street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 18, 1926, reads (Order No. 90100-F):

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch in buildings numbered 1, 2, 3, 4, 5 and 6, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½-inch standard hose attached thereto."

WHEREAS, the premises consist of six frame buildings connected by doorways, one and two stories in height, 200 by 218 ft. over all, about 37,900 sq. ft. in area at 1st story, and 17,270 sq. ft. on 2nd story; OCCUPIED for purpose of manufacturing acids; and

WHEREAS, the appellant files plans showing seven fire hydrants on the streets surrounding the premises, two yard hydrants, two 2½-inch standpipes and one 2-in. standpipe with 50 ft. of hose at each connection, also 300 ft. of 2½-in. hose on a wheel carrier; the appellant further contends that the premises are provided with adequate fire protection;

WHEREAS, the business has been in existence for thirty years and there is but one and one-half years to go on existing lease.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension; that the use and occupancy throughout the premises shall be restricted to the ground story level and any use on the mezzanine story shall be discontinued forthwith, and that the existing auxiliary standpipe equipment shall be maintained in good work-order; and *granted* for temporary period not extending beyond May 1, 1928, *on condition* that the premises be vacated and the present use discontinued on or before date.

26-A.  
APPELLANT—Ballard Oil Equipment Co., for Drayton Realty Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—2873 Bainbridge avenue, The Bronx.

APPEARANCES—  
For Appellant: David Kaufman.  
For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(164-26-A)

WHEREAS, David Kaufman, for Drayton Realty Corp., owner, filed February 26, 1926, an appeal from an order of the fire commissioner, affecting premises No. 2873 Bainbridge avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 13, 1926, reads (Order No. 33582-LC):

"4. Provide fuel oil pump or pumps of a type approved by Board of Standards and Appeals, as per Rule 11, Sec. a of the fuel oil rules."

and

WHEREAS, the building is frame, 2 stories and attic in height, 42 ft. by 56 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,100-gallon fuel oil storage tank, buried outside the premises, a Ballard Super Domestic Oil Burner, using grade "B" fuel oil, a Teesdale Automatic Booster Pump and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant requests a temporary permit, pending the approval, of the pump, by the board.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the fuel oil burning equipment throughout is installed and maintained in accordance with the fuel oil rules of the board of standards and appeals, and that the suction line shall be provided with check valve and such other devices as required by the rules, and on *further condition* that the operation of plant shall be restricted to domestic fuel oil equipment with grade B fuel oil.

214-25-A.

APPELLANT—A. Spencer Feld, for Rose Shapanka, owner.

SUBJECT—Appeal from order of fire commissioner (previously dismissed).

PREMISES AFFECTED—307 East 170th street, The Bronx.

APPEARANCES—

For Appellant: A. Spencer Feld.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Deputy Chief Martin ..... 1

## THE RESOLUTION:

(214-25-A)

WHEREAS, A. Spencer Feld, for Rose Shapanka, owner, filed, February 24, 1925, an appeal from an order of the fire commissioner affecting premises 307 East 170th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, No. 24519-LC, reads:

"1. Discontinue the maintenance of a garage on these premises."

and

WHEREAS, the building is non-fireproof, three stories and cellar in height, 25 ft. by 70 ft. in area; OCCUPIED: 1st story, store; 2nd and 3rd stories, dwellings; the rear portion of the cellar being occupied as a garage for two cars; and

WHEREAS, appellant contends that the two-car garage (private) is entirely cut off from the rest of the building by an 8-in. brick wall; that the ceiling is covered with fire-resisting material and that entrance to the garage can only be made from the outside of the building, and that there is a party wall fire escape on the second and third stories; and

WHEREAS, this appeal was dismissed for lack of prosecution on October 9, 1925, and restored to calendar on June 22, 1926; and

WHEREAS, there is a certificate of occupancy in force



# MINUTES

from the superintendent of buildings, issued February 11, 1924.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises above the store occupancy shall not be occupied by more than two (2) families; that the garage shall be separated from the boiler room by an unpierced 8-in. brick wall, and that the ceiling of the garage portion of the structure shall be fire-retarded and fire-stopped at the angles formed by the ceiling and the side walls; and *further granted on condition* that a party wall fire escape shall be provided at the second and third story levels, connecting with premises directly adjoining, and that the occupancy of the garage shall be limited to two (2) automobiles of the pleasure car type, the property of the owner or occupant of the premises, and that there shall be no gasoline storage equipment installed or maintained on the premises.

215-25-A.

APPELLANT—A. Spencer Feld, for Joseph Sturman, owner.

SUBJECT—Appeal from orders of fire commissioner.  
PREMISES AFFECTED—309 East 170th street, The Bronx.

APPEARANCES—

For Appellant: A. Spencer Feld.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Deputy Chief Martin.....	1

THE RESOLUTION:

(215-25-A)

WHEREAS, A. Spencer Feld, for Joseph Sturman, owner, filed, February 24, 1925, an appeal from an order of the fire commissioner affecting premises 309 East 170th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 19, 1924, No. 24636-LC, reads:

"1. Discontinue the maintenance of a garage on these premises.";

and

WHEREAS, the building is non-fireproof, 3 stories and cellar in height, 25 feet by 70 feet in area; OCCUPIED: 1st story, store; 2nd and 3rd stories, dwellings; the rear portion of the cellar being occupied as a garage for two cars; and

WHEREAS, appellant contends that the two-car private garage is entirely cut off from the rest of the building by an 8-in. brick wall; that the ceiling is covered with fire-resisting material and that entrance to the garage can only be made from the outside of the building, and that there is a party wall fire escape on the second and third stories; and

WHEREAS, this appeal was dismissed for lack of prosecution on October 9, 1925, and restored to calendar on June 22, 1926; and

WHEREAS, there is a certificate of occupancy in force from the superintendent of buildings, issued February 11, 1924.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises above the store occupancy shall not be occupied by more than two (2) families; that the garage shall be separated from the boiler room by an unpierced 8-in. brick wall, and that the ceiling of

the garage portion of the structure shall be fire-retarded and fire-stopped at the angles formed by the ceiling and the side walls; and *further granted on condition* that a party wall fire escape shall be provided at the second and third story levels, connecting with premises directly adjoining, and that the occupancy of the garage shall be limited to two (2) automobiles of the pleasure car type, the property of the owner or occupant of the premises, and there shall be no gasoline storage equipment installed or maintained on the premises.

216-25-A.

APPELLANT—A. Spencer Feld.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—313 East 170th street, Bronx.

APPEARANCES—

For Appellant: A. Spencer Feld.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Negative .....

Absent: Deputy Chief Martin.....

THE RESOLUTION:

(216-25-A)

WHEREAS, A. Spencer Feld, for N. Bikofsky, owner, February 24, 1925, an appeal from an order of the fire commissioner, affecting premises No. 313 East 170th street, Borough of Bronx; and

WHEREAS, the order of the fire commissioner, June 10, 1924, reads (Order No. 24532-LC):

"1. Discontinue the maintenance of a garage on these premises.";

and

WHEREAS, the building is non-fireproof, three stories and cellar in height, 25 ft. by 70 ft. in area. OCCUPIED: First story, Hebrew school and vacant store; 2nd and 3rd stories, dwellings—the rear portion of the cellar being occupied as a garage for two cars; and

WHEREAS, this appeal was dismissed for lack of prosecution on October 9, 1925, and restored to calendar on June 22, 1926; and

WHEREAS, appellant contends that the two-car private garage is entirely cut off from the rest of the building by an 8 in. brick wall; that the ceiling is covered with fire-resisting material and that entrance to the garage can only be made from the outside of the building, and that there is a party wall fire escape on the second and third stories; and

WHEREAS, there is a certificate of occupancy in force from the superintendent of buildings, issued February 11, 1924;

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises above the store occupancy shall not be occupied by more than two (2) families; that the garage shall be separated from the boiler room by an unpierced 8 in. brick wall, and that the ceiling of the garage portion of the structure shall be fire-retarded and fire stopped at the angles formed by the ceiling and the side walls; and *further granted on condition* that a party wall fire escape shall be provided at the second and third story levels, connecting with premises directly adjoining, and that the occupancy of the garage shall be limited to two (2) automobiles of the pleasure car type, the property of the owner or occupant of the premises, and there shall be no gasoline storage equipment installed or maintained on the premises.



# MINUTES

25-A.  
PELLANT—A. Spencer Feld, for Nathan Kozlow, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—317 East 170th street, The Bronx.

APPEARANCES—

For Appellant: A. Spencer Feld.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Deputy Chief Martin..... 1

THE RESOLUTION:

(217-25-A)

WHEREAS, A. Spencer Feld, for Nathan Kozlow, owner, February 24, 1925, an appeal from an order of the fire commissioner affecting premises 317 East 170th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 1, 1924, No. 26255-LC, reads:

"1. Discontinue the maintenance of a garage on these premises."

WHEREAS, the building is non-fireproof, three stories and in height, 25 ft. by 70 ft. in area. OCCUPIED: first story, store; second and third stories, dwellings—the portion of the cellar being occupied as a garage for cars; and

WHEREAS, this appeal was dismissed for lack of prosecution October 9, 1925, and restored to calendar on June 1926; and

WHEREAS, appellant contends that the two-car private garage is entirely cut off from the rest of the building by 8 in. brick wall; that the ceiling is covered with fireproofing material and that entrance to the garage can only be made from the outside of the building, and that there is a party wall fire escape on the second and third stories;

WHEREAS, there is a certificate of occupancy in force for the building, issued by the superintendent of buildings, issued February 11, 1925;

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises above the store occupied shall not be occupied by more than two (2) families; the garage shall be separated from the boiler room by an unpierced 8 in. brick wall, and that the ceiling of the garage portion of the structure shall be fire-retarded and be stopped at the angles formed by the ceiling and the walls; and *further granted on condition* that a party fire escape shall be provided at the second and third levels, connecting with premises directly adjoining, and the occupancy of the garage shall be limited to two automobiles of the pleasure car type, the property of owner or occupant of the premises, and that there be no gasoline storage equipment installed or maintained on the premises.

26-A.

PELLANT—I. Tannenbaum Son & Co., for 469 Broome Street, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—473-475 Broome street, Manhattan.

APPEARANCES—

For Appellant: Curt Hengsbach, Harry J. Sondheim.

For Administration: Inspectors Carroll and Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(114-23-A)

WHEREAS, I. Tannenbaum Son & Co., for 469 Broome Street, Inc., owner, filed, January 27, 1923, an appeal with the board of appeals from an order of the fire commissioner, affecting premises Nos. 473-475 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 24, 1923, reads:

"1. Provide a tank for sprinkler system of at least 5,000 gallons capacity on the roof and place and support same as per section 20, ch. 12, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, six stories and basement in height, 50 ft. by 58 ft. in area; OCCUPIED as a tenant factory, divided into two (2) sections, EQUIPPED with a standpipe system with a 6,200 gallon gravity tank on the roof and a 5,000 gallon pressure tank in a pent house on the roof; and

WHEREAS, this appeal was denied by the board at its meeting March 20, 1923, and appellant, through their attorney, requested a reopening of the case; and case was reopened June 15, 1926; and

WHEREAS, the appellant requests that the present installations be accepted.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing sprinkler system shall be maintained as now cross-connected, so long as conditions remain substantially unchanged, and that the building shall not be increased in height or area.

479-26-A.

PELLANT—Florence E. Corson, owner.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—243 80th street, Brooklyn.

APPEARANCES—

For Appellant: Florence E. Corson, Bayard Corson.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Absent ..... 0

THE RESOLUTION:

(479-26-A)

WHEREAS, Florence E. Corson, owner, filed, May 27, 1926, an appeal from an order of the superintendent of buildings affecting premises 243 80th street, Borough of Brooklyn; and

WHEREAS, the order of the superintendent of buildings, dated March 22, 1926, reads:

"You are required to take some action toward having this wall made safe and secure at once.

"Lot. 62-Block 5978.

"The wall and premises to which this notice refers are situated on the West of the lot on the north side



# MINUTES

of 80th St. 340 ft. W. 3rd Ave. commencing about . . . . . feet from the corner of . . . . . and known as Number 243 80th St., said building being retaining wall story building, about . . . . . feet front . . . . . feet rear, 40 ft. long and 6 feet high, and occupied or intended to be occupied as a retaining wall and located in the Borough of Brooklyn, in The City of New York.

"A violation of, or failure to comply with this notice, is a misdemeanor.

"Should you fail to comply with this notice within ten days after the service thereof you will incur a further penalty of Two hundred and Fifty Dollars.

"You are hereby required to remove said violation forthwith or legal proceedings will be commenced against you.";

and

WHEREAS, the building is of frame construction, 2½ stories in height, erected upon a lot 50 ft. by 100 ft. in depth; OCCUPIED as a private dwelling; the grade of the lot at rear on the westerly lot line is about 6 ft. higher than the grade of the lot adjoining directly at west, the two grades converge towards the front meeting a common level at the buliding line; there is an unsafe retaining wall dividing the two premises, erected for the purpose of supporting the earth on the premises of the higher level; and

WHEREAS, the appellant contends that her lot is on the higher level and conforms with the street regulations; that her lot is graded up from the street at the rate of two inches in ten feet (measured normal to the line of curb); on the other hand, the premises adjoining at the west is far below the legal grade; furthermore, that under such conditions she is not responsible for its upkeep;

Resolved, that the order of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

## BUILDING ZONE CASES

240-26-BZ.

APPLICANT—A. J. Simberg, for Anna Shulman, owner.  
SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes.

PREMISES AFFECTED—1661 St. Nicholas avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to September 14, 1926, at 10 A. M., on request of applicant.

820-25-BZ.

APPLICANT—John J. O'Connor on behalf of Washington Improvement Corp., owner.

SUBJECT—Application for modification (re: decision of superintendent of buildings) to permit in a residence district the erection and maintenance of a building to be used for store and theatre purposes (reopened March 9, 1926, to present request for modification of resolution previously adopted).

PREMISES AFFECTED—1714-1726 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.

For Opposition: E. T. Murdoch.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	4
Negative: Chairman Walsh	1
Absent	0

## THE RESOLUTION:

(820-25-BZ)

WHEREAS, John J. O'Connor, for Washington Improvement Corporation, owner, filed, August 10, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store and theatre purposes, premises 1714-26 Kings highway, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway is in a business district; East 18th street is in a residence district; and East 17th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered August 6, 1925, reads:

"Proposition contrary to the Zone Resolution. A

II, Sec. 3.

"The erection of a theatre extending into a residence district."

and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 108.15 ft. and a depth of 170.59 ft. and 129.40 ft., irregular, to be occupied as stores and theatre; and

WHEREAS, the following resolution was adopted by the board on January 12, 1926:

"Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the occupancy of the premises for a picture theatre building and business use shall be restricted to and not exceed a depth of 129 ft. southerly from the corner formed by the intersection of Kings highway and East 18th street; the rear wall running parallel with Kings highway; that there shall be an opening from the theatre structure on the East 18th street front of any nature or description other than doors required by the building code as emergency exits, which doors shall remain closed at all times; that there shall be a return brick pier of not less than 12 in. on Kings highway at the corner formed by the intersection of East 18th street and Kings highway; that the remaining parcel of this property, approximately 41 ft., more or less, fronting on East 18th street shall be developed for conforming use, private dwelling, and said structure shall be erected at the same time as the proposed movie picture theatre, and the frame and roof shall be completed before the first tier of beams of the theatre is stalled; that there shall be no advertising, billboards or signs or display of any nature or description permitted on the East 18th street front of said proposed theatre structure; that the street frontage shall be finished with face brick or natural stone, with architectural terra cotta or stone trimmings; that the exterior of the southerly wall shall be finished in light-colored brick; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months."

and

WHEREAS, the applicant now requests a modification of this resolution as to the depth of the building; and

WHEREAS, the board deemed that applicant was entitled to relief under Section 7-c in that the use boundary divides the property into two different zones, and under Section 21, due to the angular shape of the lot, it would be a hardship to be deprived of the use as requested, cause a smaller area could not be profitably utilized;

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and



# MINUTES

the application be and it hereby is *granted on condition* that the use and structure shall be restricted to the conduct of motion picture theatre, other than stores on the Kings Highway front; that the structure shall be limited to two stories in height—auditorium and balcony only; that the extension on the 18th street front shall not exceed a depth of 150 ft. southerly from the corner, formed by the intersection of Kings Highway and East 18th street; that the rear and side courts as required by article 25 of the building code, shall be provided within the property lines of the premises before us on appeal; that there shall be no opening from the theatre structure on East 18th street front, other than doorways required by the building code as emergency exits, which doors shall remain closed at all times; that the East 18th street wall shall be returned on Kings Highway for a distance westerly of not less than 16 in., formed by the corner of Kings Highway and East 18th street; that the adjoining property to the south now occupied for private residence and dwelling shall be so maintained, in the same ownership of the plot adjoining to the north and under appeal; that there shall be no advertising, bill-boards or signs of any nature or description displayed or permitted on the East 18th street front of these premises; that the exterior of the street front walls shall be finished with face brick or natural stone with architectural terra cotta or stone trimmings; that the exterior of the rear southerly wall shall be finished in light-colored face brick; that the occupancy capacity of the balcony shall be limited to such area as required exits therefrom can be provided direct to Kings Highway; that there shall be no exterior fire escape erected or permitted on the 18th street front of structure; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months; and that a return of drawings shall be made to this board for approval before submission to the superintendent of buildings for his consideration.

3-26-BZ.

APPLICANT—Hugh Mulligan, for 353 Lexington Avenue Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence use to business use.

PREMISES AFFECTED—349-353 Lexington avenue, Manhattan.

APPEARANCES—

For Applicant: John Caldwell Meyers.

For Opposition: E. DeT. Bechtel, John P. Fox.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Absent ..... 0

THE RESOLUTION:

(198-26-BZ)

WHEREAS, Hugh Mulligan, for 353 Lexington Avenue Corporation, owner, filed, March 9, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to business use, premises 349-353 Lexington avenue, Manhattan; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lexington avenue, East 40th street, and East 39th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 24, 1926, reads (Alt. 336/26):

"1. Proposed building is unlawful as building is located in residence district—Section 3, Building Zone Resolution."

and

WHEREAS, the existing building is of fireproof construction, fifteen stories in height, with a frontage of 55 ft. 6 in., and a depth of 87 ft., to be occupied as restaurant and doctors' offices and apartments; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21, in that this building was erected with conforming uses, and furthermore that it is not the owner or operator of the premises who makes this application but simply an occupant of a very small area, which he desires to turn into a business use.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

388-26-BZ.

APPLICANT—William F. Doyle, for Waldman Bros. Inc., owner.

SUBJECT—Application (re: decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—1551-1555 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Henry Scheibel, Charles E. Cohen.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 3

Negative: Chairman Walsh and Commissioner Connell ..... 2

Absent ..... 0

THE RESOLUTION:

(388-26-BZ)

WHEREAS, William F. Doyle, for Waldman Bros., owner, filed, May 6, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied), premises 1551-1555 Coney Island avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district; avenue "L" is in a residence district; and East 12th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered May 5, 1926, Applic. 1056-1926, reads:

"1. A gasoline service station may not be permitted in a business district, appeal may be taken to the Board of Appeals."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 20 ft., and a depth of 60 ft., to be occupied as office and individual garages and it is proposed to bury two 550 gallon gasoline storage tanks and erect two pumps for the purpose of maintaining a gasoline service station; and

WHEREAS, the board deemed that the applicant was not entitled to consideration, in that he did not substantiate his basis of appeal under Section 21.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.



# MINUTES

595-25-BZ.

APPLICANT—John J. Dunnigan, for Marie Carberry, owner.

SUBJECT—Application for modification (re: decision of superintendent of buildings) to permit in a business district extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of 3rd avenue, 80.74 ft. south of East 182nd street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(595-25-BZ)

WHEREAS, John J. Dunnigan, for Marie Carberry, owner, filed, June 10, 1925, an application, under the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, premises west side of 3rd avenue, 80.74 ft. south of East 182nd street, Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 3rd avenue is in an unrestricted district; and Bathgate avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 7, 1925, reads:

"Erection of proposed garage in unrestricted district, extending into a business district, is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 60.55 ft., and a depth of 200 ft., to be occupied as a garage for the storage of more than 5 motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7-c and 21 for the reason that the lot was in single ownership previous to July 25, 1916, and that the major portion of lot being in unrestricted district, which renders it unsuited for any other purpose.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the extension shall be restricted to the same height as the main building, namely, one story above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that a 45-degree interior iron stairs shall be provided at rear of building to scuttle in roof; that no skylight shall be erected within 20 ft. of the rear wall; that the conditions of the original resolution otherwise shall be stipulated as part of this variation; and that all permits necessary for the prosecution of the work shall be obtained within ninety days and the work involved completed within six months from the date of this action.

394-26-BZ.

APPLICANT—William F. Doyle, for 1375-1383 Broadway Corporation, lessee.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a two-times height district the erection and maintenance of the street wall to a height, in excess of the limiting height prescribed by the zone resolution.

PREMISES AFFECTED—1375-1383 Broadway and 121-133 West 37th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Harry Mabel, H. S. Gay, Rev. Joseph G. Murray, Morris Goodman, Monroe A. Lawrence.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(394-26-BZ)

WHEREAS, William F. Doyle, for 1375-1383 Broadway Corporation (99-year lessee), owner, filed, May 6, 1926, an application, under the building zone resolution, to permit in a two-times height district the erection and maintenance of the street wall to a height in excess of the height limit prescribed by the zone resolution; premises 1375-1383 Broadway and 121-133 West 37th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway, 38th street and 37th street are in business use and two-times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 29, 1926, re: N. B. 190-1926:

"1. Portion of building situated over 150 ft. from Broadway is of unlawful height—Art. III, Building Zone Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, 24 stories in height, with a frontage of 104 ft., and a depth of 195 ft., irregular, to be occupied as stores, lofts, offices and showrooms; and it is proposed to erect the street walls of the building 200 ft. in height; such height is in accordance with the zone resolution on Broadway also along West 37th street for a distance of 150 ft. from Broadway; the remaining 45 ft. 10 7/8 in. length of street wall on 37th street is limited to 120 ft. in height by the zone resolution; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* only so far as the street walls on both fronts are affected; that the street walls above the two-times height restriction shall set back in accordance with the requirements of the building zone resolution; that the building otherwise shall comply with the requirements of the zoning resolution in all respects; the exterior finish of the exposed surface of the return of the westerly gable shall be finished with face brick, same as street front, and with architectural terra cotta, laid out in panel effect of two-tone brick, substantially in harmony with the finish of the set back gable return of the building to the west; that a return of the gable design or treatment shall be made to this board before July 27th, 1926, for approval; that the trim of any window



# MINUTES

this setback gable shall be laid out in two-tone panel sign; and that all permits necessary for prosecution of work shall be obtained within nine months and the work completed within eighteen months from date of this action.

2-26-BZ.

APPLICANT—John J. Dunnigan, for John C. Gaffney, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3617 Bainbridge avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Deputy Chief

Martin ..... 4

Negative: Commissioner Connell ..... 1

Absent ..... 0

THE RESOLUTION:

(332-26-BZ)

WHEREAS, John J. Dunnigan, for John C. Gaffney, owner, filed, April 16, 1926, an application, under the building zone resolution, to permit in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3617 Bainbridge avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both Jerome avenue and Bainbridge avenue are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1926, reads: (N. B. 780-26):

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 74.08

and a depth of 99 ft. (irregular), to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated basis of appeal under section 7-c, in that there existed

still exists a public stable, with permit, still in force, same block, as verified by letter submitted from health

department; and under section 21 in that the surrounding conforming uses supports the contention as to the prop-

under appeal being improvable for development for filling purposes.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use dis-

regulations of the building zone resolution, and that application be and it hereby is granted on condition that

building shall not exceed a two-story structure in height

grade; that there shall be no cellar other than that

required for the accommodation of the heating apparatus,

approximately 20 ft. square at front of Bainbridge ave-

that the building shall be erected fireproof throughout;

yard of not less than 10 ft. deep provided at the

of the 2nd story for the full width on the 78 ft. gable

that this offset shall be glazed with wire glass in

metal frame; that an automatic louver ventilator shall be provided fixed to the rear wall of the 2nd story at this offset; that there shall be no signs other than one fixed, projecting electric sign, indicating the name and title of garage; that the rear and gable walls otherwise shall be unpierced throughout the entire height and length; that any skylights installed in the roof of 2nd story shall be glazed with plain glass protected with wire guards above and below; that the gasoline storage equipment shall be located approximately at the street front, northerly of the center door; that the front wall shall be finished with face brick with architectural terra cotta or stone trimmings; that the start of any ramp runway shall set back from street front not less than 15 ft.; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the work completed within eighteen months.

6-26-BZ.

APPLICANT—Frederick J. Flynn, for Schinasi Commercial Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7c, 7g and 21 of the building zone resolution, to permit in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles (previously denied under section 7c).

PREMISES AFFECTED—311 West 120th street, Manhattan.

APPEARANCES—

For Applicant: Frederick J. Flynn, Edward Weyman.

For Opposition: C. M. Folsom, L. E. Rogers, John Schmacker, Mr. Koche.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-

ers Connell, Holland and Guilfoyle..... 4

Negative: Deputy Chief Martin ..... 1

Absent ..... 0

THE RESOLUTION:

(6-26-BZ)

WHEREAS, Frederick J. Flynn, for Schinasi Commercial Corporation, owner, filed, January 2, 1926, an application, under the building zone resolution, to permit in a business district the alteration and conversion of a factory building to a garage for the storage of more than five (5) motor vehicles; premises 311 West 120th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 120th street is in a business and residence district; that Manhattan avenue is in a residence district; and that West 121st street is in a business and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 11, 1925, reads (Alt. 2606-1925):

"1. Proposed garage is contrary to Article II, Section 4 of Zone Resolution.";

and

WHEREAS, the existing building is of fireproof construction, 5 stories in height, with a frontage of 50 ft., and a depth of 96 ft., to be occupied as garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use dis-



# MINUTES

strict regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the existing 5th story portion of building shall not be occupied for garage use; that a fire escape, with 45 degree connecting stairs, shall be provided across the entire rear of the premises, with balconies not less than 3 ft. in width, with a doorway at the easterly end of each balcony connecting to the rear fireproof stairhall enclosure; that a fireproof, unpierced passageway shall be provided along the easterly gable wall from the rear stairhall landing direct to street at the front of building; that an approved standpipe equipment shall be provided in the front and rear stairhall; that there shall be no additional openings installed in the gable walls and that the existing openings shall be equipped with fixed steel frames with wire glass, no light to exceed an area of 360 sq. inches; that the openings in the rear wall shall be provided with fixed steel sash other than one casement door on each floor to iron balcony of fire escape at the rear; that all openings in rear wall and front wall shall be provided with one ventilator to each sash; that no gasoline storage equipment in excess of one 550-gallon tank shall be permitted, located at the street front, approximately at center of building; and that all permits necessary for the prosecution of the work shall be obtained within six months and any work entailed thereby shall be completed within one year from the date of this action.

1154-25-BZ.

APPLICANT—Gardiner Conroy, for Fogel-Hirsh Building Co., Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for a business occupancy on the first story.

PREMISES AFFECTED—8502-8512 Bay Parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Henry Perlman, Rev. Theodore J. King, J. M. Butterfly.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief

Martin ..... 4

Negative: Commissioner Connell ..... 1

Absent ..... 0

THE RESOLUTION:

(1154-25-BZ)

WHEREAS, Gardiner Conroy, for Fogel-Hirsh Building Company, owner, filed, November 9, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy on the first story; premises 8502-8512 Bay Parkway, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 85th street is a residence district; Bay Parkway is a residence district; and 86th street is a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 24, 1925, reads:

"Stores on first floor of proposed six story tenement house to be located in a residence district is contrary to Art. II, Sec. 3 of the Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, six stories in height, with a frontage of 100 ft., and a depth of 100 ft., to be occupied as stores and living apartments; and

WHEREAS, the proposed building is to be 6 stories in height for use and occupancy as a tenement house; and

WHEREAS, 50% of the street front between the intersecting streets are already designated on the zone maps as business use district; and

WHEREAS, immediately abutting this property to the southwest there is an existing business building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* only so far as it affects the 1st story street front on Bay Parkway (22nd avenue), for a depth approximately not exceeding 53 ft. *on condition* that remainder of these premises throughout shall be restricted and maintained with conforming residential uses; the elevation on 22nd avenue front, other than the store show windows, finished in face brick and architectural terra cotta; that there shall be no openings of any nature or description from store area to the 85th street side of structure; that the street wall of 85th street frontage shall be returned on 22nd avenue front for a distance of not less than 16 in.; that the business use on the 1st story shall be restricted to retail mercantile stores' use and occupancy no part of store use to be occupied for meat market, fish store or delicatessen store; that there shall be no advertising signs erected or displayed of any nature or description on any portion of building on 85th street front nor on 22nd avenue front, other than lettering on plate glass show windows of the stores; that the store use shall be separated from the apartment use by approved masonry wall at the rear; that return drawing shall be submitted to the board, showing layout of store floor before submitting same to superintendent of buildings for consideration; that all permits necessary for the prosecution of the work shall be obtained within nine months and the work completed within eighteen months from the date of this action.

311-26-BZ.

APPLICANT—Harry M. Sushan, for Katinka Petersen, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the extension in height for an additional story of a one-story motor vehicle repair shop.

PREMISES AFFECTED—746 4th avenue, Brooklyn.

APPEARANCES—

For Applicant: Harry M. Sushan, Wilmot Moorehouse.

For Opposition: Robert L. Jagocki.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 4

Negative ..... 1

Absent ..... 0

THE RESOLUTION:

(311-26-BZ)

WHEREAS, Harry M. Sushan, for Katinka Petersen, owner, filed, April 10, 1926, an application, under the building zone resolution, to permit in a business district, extension in height of an additional story of a one-story motor vehicle repair shop; premises 746 4th avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that 4th avenue is in a business district; 24th street, west of 4th avenue, is in an unrestricted district; and 25th street, west of 4th avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 5, 1926, reads (Applic. No. 13690-1925):

"Proposition as to extending present building in area—and use as to occupancy, contrary to Art. 2, Section 6, Par. 6 of Zone Resolution.  
"Therefore application denied.";

WHEREAS, it is proposed to extend the building one additional story in height, with a frontage of 40 ft. 3¾ in., a depth of 60 ft., to be occupied as a motor vehicle repair shop on the 1st and 2nd story; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship in view of the character of the neighborhood and proximity of unrestricted district at the rear, which rendered his property unsuited for other use.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* only so far as it affects the extension of building one additional story in height *on condition* that a rear yard of not less than 10 ft. in depth for the entire width of property at the level of 2nd story shall be maintained; that the rear windows of the additional story shall be equipped with fixed steel sash with not more than one ventilator to each opening; that the use of 2nd story shall be restricted to repairs of manual operation; that no machinery other than ½ H. P. portable drill shall be used in the conduct of business on 2nd story; that the gable walls of additional story at rear shall be unpierced throughout the entire height and length; that the finish of the front shall be of same material and design as the existing 1st story; and all permits shall be obtained within nine months and building completed within one year from date of this action.

Adjourned 8.20 P. M.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \* CORRECTION

The minutes of the meeting of the board of standards and appeals, held June 15, 1926, as they appeared in Bulletin 25, Vol. XI, are hereby corrected to read as follows:

APPLICANT—William F. Doyle, for Benj. Sobol, owner.  
SUBJECT—Application (re: decision of fire commissioner), under sections 21 and 7a of the building zone resolution, to permit in a business district the extension and enlargement of an existing gasoline service station.

PLACES AFFECTED—Southeast corner of East 168th street and Jerome avenue, The Bronx.

SECURITIES—

For Applicant: William F. Doyle.

For Opposition: D. Hollander, Bertha Friedman.  
ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(95-26-BZ)

WHEREAS, William F. Doyle, for Benj. Sobol, owner, filed, January 1, 1926, an application, under the building zone resolution, to permit in a business district the extension and enlargement of an existing gasoline service station; prem-

*Correction—Words "fire commissioner" substituted for "superintendent of buildings" in line 14 of resolution.*

ises southeast corner of East 168th street and Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 168th street, Jerome avenue and River avenue are in a business district; and

WHEREAS, the decision of the fire commissioner, rendered January 28, 1926, Applic. 29-1926, reads:

"1. The extension of a gasoline system beyond that previously permitted in a business district, is denied.  
Appeal may be taken to the Board of Appeals.";

and

WHEREAS, it is proposed to bury six gasoline tanks, 550 gallons each, and erect six new pumps, in addition to a new office building, one story in height, 25 ft. by 15 ft. in area; the entire premises to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to the variation under sections 21 and 7a of the building zone resolution on the ground that the proposed extension is incidental to the gasoline station existing on part of the plot so used prior to the amendment of the zone resolution prohibiting gas stations.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that any additional pumps installed shall be located on the Jerome avenue frontage; and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such as are not to be supplied by this office.  
Applicant is entitled only to one copy of Form 13A, fully filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including July 14, 1926.....	617	Dismissed .....	
Restored to calendar.....	58	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	146	Granted on condition.....	
Requests to amend .....	22	Appliances approved .....	
Requests for modification.....	24	Appliances dismissed, disapproved or withdrawn .....	
Requests to rescind .....	1	Rules approved .....	
Requests for extension of time .....	13	Rules disapproved or rescinded .....	
Requests for extension of permit.....	24	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted.....	
Requests for approval of plans .....	9	Requests to reopen denied .....	
Administrative requests .....	1	Requests to amend granted .....	
Requests for interpretation .....	0	Requests to amend denied .....	
Total .....	1659	Requests for modification granted.....	
Disposed of .....	1081	Requests for modification denied .....	
Cases pending July 14, 1926.. .....	578	Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied.....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice date for the hearing in his case, and that the failure to receive such notice is no excuse for not appear.

*Fifth*, That the business of the board is to dispose all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of the appellant or petitioner to file necessary data by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

and under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the  
Municipal Assembly, Local Law No. 13, of 1925.  
Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building,  
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BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building,  
Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR.

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 27, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 14, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

## CONTENTS

Issue of the Bulletin contains, in the order given—

et.

of Clerk's Calendar.

Trial Calendar.

ces in Building Zone Cases.

ates of Regular Meeting, July 20, 1926, at 10

ates of Regular Meeting, July 20, 1926, at 2

-Annual Report.

of Public Hearing.

ess Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending July 21, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
630-26-A.....	F.D. ....	150 3rd ave., College Point, Q., L. C. 4741
629-26-S.....	F.D. ....	261 Greene st., Man., L. D. 95868
628-26-A.....	F.D. ....	73-81 Stone ave., Bklyn., L. C. 4441
627-26-BZ.....	B.B.Bx	1896-1898 Arthur ave., Bronx, N. B. 1742-1926
626-26-A.....	F.D. ....	2941-2947 Atlantic ave., Bklyn., L. C. 4269
625-26-A.....	F.D. ....	671-689 Bergen st., Bklyn., F. 97750
624-26-BZ.....	B.B.Q.	S.W. Cor. of Nassau blvd. and Kissena Blvd., Flushing, Q., N. B. 10529-1926
623-26-S.....	B.B.M.	252-254 W. 30th st., Man., N. B. 773-1926
622-26-S.....	B.B.M.	249-251 W. 29th st., Man., N. B. 781-1925
621-26-S.....	B.B.M.	307-317 W. 38th st., Man., N. B. 751-1925
620-26-S.....	B.B.M.	15-17 W. 46th st., Man., Alt. 1441-1926
619-26-S.....	F.D. ....	2101 Flushing ave., Maspeth, Q. L. D. 89359
618-26-A.....	F.D. ....	4570-4582 3rd ave., Bronx, C-34477

## *Restored to Calendar.*

69-26-A.....	B.B.Q.	3517 91st st., Jackson Heights, Q. Decision
1349-24-BZ.....	B.B.M.	9-15 E. 133rd st., Man., Alt. 2532-1924

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## NOTICE.

Notice is hereby given that the board of standards and appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 14, 1926, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consultations and other business.

## CALL OF CLERK'S CALENDAR

**TUESDAY, JULY 27, 1926, AT 2 P. M.**

### *Building Zone Cases.*

- 244-26-BZ.  
APPLICANT—Edward L. Larkin, for Rexburg Corporation, owner.  
PREMISES—285 East 170th street, The Bronx.  
APPLICATION, under section 7g of the building resolution,  
TO PERMIT in a residence district extending from business district the erection and maintenance store and theatre building.
- 267-26-BZ.  
APPLICANT—Coonley & Grindel, owners.  
PREMISES—1094 Castleton avenue and 13 C street, West New Brighton, Richmond.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the change of pancy of an existing building from a motion theatre to a garage for the storage of motor five (5) motor vehicles and also to a motor repair shop.
- 441-26-BZ.  
APPLICANT—Morris Whinston, for Owen Realty pany, owner.  
PREMISES—5060-5074 Broadway and 4036-4050 avenue, Manhattan.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and tenance of a garage for the storage of motor five (5) motor vehicles.

**JULY 27, 1926, 10 A. M.**

### *Appeals from Administrative Orders.*

- 1254-25-A—Certificate of approval for combustible (Flit).  
1206-25-A—147 Lombardy street, Brooklyn.  
396-26-A—119-121 Bleecker street, Manhattan.  
429-26-A—306-310 West 52nd street, Manhattan.  
896-25-A—1389 Metropolitan avenue, Melvina, Bo Queens.  
218-26-A—2101 Flushing avenue, Maspeth, Bo Queens.  
238-26-A—West side of West 23rd street, 100 of Mermaid avenue, Brooklyn.  
276-26-A—121-123 Greene street, Manhattan.  
342-26-A—149 West 125th street, Manhattan.  
404-26-A—507-511 West 26th street, Manhattan.  
409-26-A—769-783 Rockaway avenue, Brooklyn.  
169-26-A—607-611 West 47th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the of the building zone resolution, *Tuesday morning* 1926, at 10 o'clock, in Room 1013, Municipal Building, the following matters:

CAL. NO. 901-25-BZ—Application, June 22, 1926, tion 7g of the building zone of McCooey and Conroy, on behalf of Hyman M owner, to permit in a busin



# CALENDAR

the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises 1305-1309 Gates avenue, Brooklyn.

NO. 333-26-BZ—Application, April 16, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, architect, on behalf of Lichtenstein and Bernstein, owners, to permit in a business district the proposed extension of an existing wet wash laundry; premises 1882 Crotona avenue, The Bronx.

NO. 245-26-BZ—Application, March 23, 1926, under section 7e of the building zone resolution, of David Falconer, applicant and owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 183-185 Patterson avenue, Astoria, Borough of Queens.

NO. 1157-25-BZ—Application, June 29, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Milef Realty Corp., owner, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution (previously denied); premises 306-308 West 38th street, Manhattan.

NO. 352-26-BZ—Application, April 22, 1926, under sections 7e and 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Julbert Building Corporation, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1922-1946 Gravesend avenue, Brooklyn.

NO. 368-26-BZ—Application, April 27, 1926, under section 21 of the building zone resolution, of The Nicholson Company, applicant, on behalf of Manor Coal Corporation, owner, to permit in a residence district the erection and maintenance of a coal pocket; premises northeast corner of intersection of Pelham Bay Park and N. Y., N. H. & H. R. R., The Bronx.

NO. 372-26-BZ—Application, April 28, 1926, under section 21 of the building zone resolution, of Fred C. Hulbert and Lillian G. Hulbert, applicants and owners, to permit in a business district the erection and maintenance of a gasoline selling station, premises southeast corner of Pouillion avenue and Hylan boulevard, Annadale, Richmond.

NO. 414-26-BZ—Application, May 16, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of David Skolkin, owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre, store and office building; premises southwest corner 87th street and Jamaica avenue, Jamaica, Borough of Queens.

CAL. NO. 421-26-BZ—Application, May 14, 1926, under section 7e of the building zone resolution, of Julius Eckmann, architect, on behalf of Stollkester Holding Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 181 Delancey street and 54-62 Attorney street, Manhattan.

CAL. NO. 437-26-BZ—Application, May 18, 1926, under section 21 of the building zone resolution, of H. H. Murdock, architect, on behalf of 250 West 25th Street Corp., owner, to permit in a portion of a street between two intersecting streets, in which portion there exists an exit from and an entrance to a public school and within 200 feet from such exit and entrance, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 250-252

CAL. NO. 543-26-BZ—Application, June 12, 1926, under sections 7c and 21 of the building zone resolution, of Henry B. Saltman, applicant and owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a gasoline service station; premises southwest corner of Yellowstone avenue and Queens boulevard, Forest Hills Terrace, Borough of Queens.

CAL. NO. 588-26-BZ—Application, July 1, 1926, under sections 7c, 7d and 21 of the building zone resolution, of Winter & Wilkes, Incorporated, applicant and owner, to permit in a residence district the erection and maintenance of a building occupied in part for business and office purposes; premises 150 West 59th street and 145 West 58th street, Manhattan.

CAL. NO. 1349-24-BZ—Application, July 20, 1926, under section 7e of the building zone resolution, of Olcott, Olcott and Glass, applicants, on behalf of James Everard's Breweries, owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles (previously before the board); premises 9-15 East 133rd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JULY 27, 1926, 2 P. M.

*Petitions for Variations.*

1152-25-S—5 Great Jones street, Manhattan.

193-26-S—915-919 Broadway, Manhattan.

251-26-S—167 West 29th street, Manhattan.

329-26-S—531-535 Eighth avenue, Manhattan.

330-26-S—248-256 West 39th street, Manhattan.

331-26-S—234-242 West 39th street, Manhattan.

362-26-S—118 Madison avenue, Manhattan.

380-26-S—30 Union square, Manhattan.

383-26-S—36 West 17th street, Manhattan.

384-26-S—521-525 Sixth avenue and 103-107 West 31st street, Manhattan.

387-26-S—350 Sixth avenue, Manhattan.



# CALENDAR

SEPTEMBER 14, 1926, 10 A. M.

## Appeals from Administrative Orders.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

70-18-S—535 West Broadway, Manhattan.

258-26-S—243 East 35th street, Manhattan.

259-26-S—219-229 West 40th street, Manhattan.

280-26-S—142-144 Clifton place, Brooklyn.

7-26-S—24-26 East 13th street, Manhattan.

1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

11-26-S—8½ to 12 Jones street, Manhattan.

325-26-S—831 Third avenue, Manhattan.

401-26-S—105 West 27th street, Manhattan.

411-26-S—32 West 58th street, Manhattan.

## Appliances Submitted for Approval.

353-26-SA—Signal Weatherproof Bells, approval of.

407-26-SA—Chalmers Oil Burner, approval of.

FRIDAY, JULY 30, 1926, 10 A. M.

## SPECIAL MEETING.

### Rules.

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

## Appliances Submitted for Approval.

1280-25-SA—Queen Gas Cut-off Valve, approval of.

1345-25-SA—Safe Fire Oil Burner, approval of.

364-26-SA—Kork-n-Seal; approval of.

382-26-SA—Grant Oil Burner, approval of.

418-26-SA—Film Inspection Machine (approved type), approval of.

187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.

298-26-SA—Aladdin Oil Burner, approval of.

340-26-SA—Shaw Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR

TUESDAY SEPTEMBER 14, 1926, AT 2 P. M.

### Building Zone Cases.

453-26-BZ.

APPLICANT—John J. Dunnigan, for Pasquale Fiore, owner.

PREMISES—460-468 Southern Boulevard, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a factory building.

478-26-BZ.

APPLICANT—Victor C. Farrar, for Baker, Evans & Co., Inc., owner.

PREMISES—102 East 40th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy, of a building, from a conforming use to business use on the first story.

1028-25-A—61 West 55th street, Manhattan.

1348-25-A—370 West 31st street, Manhattan.

349-26-A—59 Pearl street, Brooklyn.

400-26-A—130-136 West 124th street, Manhattan.

431-26-A—1423-1435 Atlantic avenue, Brooklyn.

432-26-A—176-178 Hope street and 131-133 Union avenue, Brooklyn.

347-26-A—215 Dupont street and 40-50 Paidgc avenue, Brooklyn.

262-26-A—638 54th street, Brooklyn.

359-26-A—34 35th street, Brooklyn.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, September 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 1st street, Brooklyn.

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by board); premises 231 West 74th street, Manhattan.

CAL. NO. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution of Joseph Zicarelli, owner, to permit in a residence district and "B" area the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the space required by the zone resolution; premises 51 West 11th street, Manhattan.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 1st street, Brooklyn.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of view avenue, Manhattan.

CAL. NO. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, contractor,



# CALENDAR

ing engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

no. 450-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

no. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## SEPTEMBER 14, 1926, 2 P. M.

### *Petitions for Variations.*

- 25-S—188 South 1st street, Brooklyn.
- 26-S—71-89 East 150th street, The Bronx.
- 26-S—507-511 West 26th street, Manhattan.
- 26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.
- 26-S—21-23 Bleeker street, Manhattan.
- 25-S—599-603 Fifth avenue, Brooklyn.
- 26-S—552-564 West Broadway, Manhattan.
- 26-S—58-64 West 40th street, Manhattan.
- 26-S—58-64 West 40th street, Manhattan.
- 26-S—58-64 West 40th street, Manhattan.
- 25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

### *Appliances Submitted for Approval*

- 26-SA—Vesta Oil Burner, approval of.
- 26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

## FRIDAY, SEPTEMBER 17, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

- 25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 26-A—1887 Bathgate avenue, The Bronx.
- 26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

465-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 21, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

- 426-26-S—81-83 Boerum street, Brooklyn.
- 434-26-S—1013 East Tremont avenue, The Bronx.
- 435-26-S—12 East 32nd street, Manhattan.
- 438-26-S—215 West 29th street, Manhattan.
- 445-26-S—1896-1898 Third avenue, Manhattan.
- 452-26-S—11 East Houston street, Manhattan.
- 454-26-S—9-11-13 East 59th street, Manhattan.
- 456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.
- 461-26-S—35 West 31st street, Manhattan.
- 466-26-S—71-79 Otsego street, Brooklyn.
- 467-26-S—85-87 Varet street, Brooklyn.
- 472-26-S—36 East 8th street, Manhattan.

## SEPTEMBER 28, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 455-26-A—212 West 14th street, Manhattan.
- 457-26-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 459-26-A—220-222 West 49th street, Manhattan.
- 440-26-A—278-292 Locust avenue, The Bronx.
- 449-26-A—71 North 6th street, Brooklyn.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 28, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JULY 20, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, July 13, 1926, and the minutes of the regular meeting, held on Tuesday afternoon, July 13, 1926, were approved as printed in the Bulletin, No. 29, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS 359-26-A.

APPELLANT—Star Brush Mfg. Co., Inc., lessee.  
SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—34-35th street, Brooklyn.  
APPEARANCES—

For Appellant: Louis Niebanck.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to Sept. 14, 1926, 10 a. m., to refer to fire department.

77-26-A.

APPELLANT—Ballard Oil Equipment Co., for William Watt, Jr., owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—550 West 252nd street, The Bronx.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Kenlon	5
Negative	0
Absent	0

335-26-A.

APPELLANT—Joseph L. Hernon, for Adling Corporation, Codi Corporation and Neptune Realty Company, owners.

SUBJECT—Appeal from orders of fire commissioner.  
PREMISES AFFECTED—31-33 Pine street, Manhattan.

APPEARANCES—

For Appellant: Joseph L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Kenlon	5
Negative	0
Absent	0

### THE RESOLUTION:

(335-26-A)

WHEREAS, Joseph L. Hernon, for Adling Corporation, Codi Corporation and Neptune Realty Company, owners, filed, April 17, 1926, an appeal from an order of the fire commissioner affecting premises 31-33 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 29, 1926, Order No. 93147-F, reads:

"1. Replace the missing and defective shutters with proper iron shutters at all openings in the exterior wall

above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at south, east and west sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 5 stories (68 ft.) in height, 50 feet by 87 feet (irregular) in area; OCCUPIED as an office building, approximately 155 persons above the 1st story; and

WHEREAS, there are six windows in the south wall on each story above the 1st story within 13 feet of openings in a neighboring building to the south; ten windows in the east wall on each story above the 1st story within 8 feet of the openings in a neighboring building to the east and two windows in the west wall on each story above the 1st story within 16 ft. 6 in. of neighboring buildings to the west; and

WHEREAS, appellant contends that the building in question is fireproof; that housekeeping conditions are good and that at night the building is under the supervision of a watchman.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted only so far as it affects windows in the easterly gable wall of the interior court.

357-26-A.

APPELLANT—Second United Cities Realty Corporation, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—140 Nassau street, Manhattan.

APPEARANCES—

For Appellant: Alfred J. Talley.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	0
Absent	0

### THE RESOLUTION:

(357-26-A)

WHEREAS, Second United Cities Realty Corporation, owner, filed, April 23, 1926, an appeal from an order of the fire commissioner affecting premises 140 Nassau street, Borough of Manhattan; and

WHEREAS, the order No. 87295-F of the fire commissioner rendered November 27, 1925, reads:

"1. Provide approved fireproof windows, with metal kalameined frames, glazed with wired glass for all openings in the exterior wall above the 1st story, which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east side of building or other approved protection as per Section 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 14 stories in height, 85 ft. 3½ in. by 69 ft. 6½ in. in area; OCCUPIED as an office building, about 50 persons on each floor; and

WHEREAS, the appellant claims that there are 64 windows on the east side of the building affected by the fire department's order; that the building causing the exposure at east is fireproof and has no skylights in the roof except those of elevator, stair-hall and a small room on top story which itself is fireproof; that there is no fire hazard; furthermore



# MINUTES

are three windows on each of the 6th, 7th and 8th now provided with iron shutters.  
*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects the windows in rear court, at northeast corner of the structure.

-A.

APPELLANT—Cornell Utilities Co., Inc., for Abraham Monson, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—408 Concord avenue, The Bronx.

APPEARANCES—

For Appellant: John J. Cox.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(381-26-A)

WHEREAS, Cornell Utilities Company, Inc., for Abraham Monson, owner, filed, May 1, 1926, an appeal from a decision of the fire commissioner affecting premises 408 Concord avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered April 3, 1926, Alteration Application No. 2306-1925, reads:

"1. The use of Grade B Fuel Oil is not permitted in commercial plants and residences of more than two families unless the room in which equipment is used is cut off from rest of building by fireproof partitions, ceilings and floors. Such rooms must also have direct entrance from street only and be adequately vented to outer air."

WHEREAS, the building is fireproof, one story and basement, height, 50 ft. by 100 ft. in area; OCCUPIED as a workshop, 10 persons; the boiler room being located in part of the basement; and

WHEREAS, a fuel oil burning system (using grade B fuel oil) has been installed, consisting of a 1,065-gallon fuel oil tank, a 55-gallon auxiliary tank, a NoKol Automatic Oil burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant contends that the installation complies with the fuel oil rules in all respects, excepting as to the boiler room having a direct entrance to street only and strict compliance with the rules in this respect would cause a great hardship and requests the acceptance of the same on conditions.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* for use with grade "B" fuel oil on condition that the building shall be not increased in height, area or dimension at the present use and occupancy shall remain substantially unchanged; that the equipment shall be installed, maintained and operated in accordance with the rules for grade "B" fuel oil installation; and *granted* as to the boiler room on condition that the door opening on platform from boiler room to street be maintained as shown in this appeal and that a double-hung, fireproof window shall be installed in the rear wall of boiler room, opening to the outer air; and that the soffit of the stairs from the basement story to 1st story shall be covered with cement mortar on expanded metal lath.

385-26-A.

APPELLANT—Samuel Rosenblum, for Ella Waxenberg, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—2598-2604 Atlantic avenue and 88 Sheffield avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(385-26-A)

WHEREAS, Samuel Rosenblum, for Ella Waxenberg, owner, filed, May 4, 1926, an appeal from an order of the fire commissioner affecting premises 2598-2604 Atlantic avenue and 88 Sheffield avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 3, 1926, Order No. 92362-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, 2 stories (25 ft. 7 in.) in height, on Atlantic avenue front, the remainder of the premises being one story (12 ft. 5 in.) in height; L shape, having a frontage of 75 ft. 8 in. on Atlantic avenue; 25 feet on Sheffield avenue and a depth of 133 ft., a total area of approximately 11,000 sq. ft.; OCCUPIED: Sheffield avenue front, manufacture of proprietary drugs (hydrogen peroxide, iodine, etc.) and the rest of the building used as stores and as pickle works, approximately 15 persons in entire premises; 2nd story, Atlantic avenue front, offices and salesrooms, vacant at present; and

WHEREAS, appellant contends that the building faces on two street fronts; that it is low in height, that the area of the building is subdivided into smaller units, and contends further that there are city fire hydrants in the immediate vicinity.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the opening in the 8-inch concrete wall, subdividing the Sheffield avenue wing, shall be equipped with approved, automatic fire doors; that the building shall be not increased in height, area or dimension; and *granted* so long as the present occupancy and use shall remain unchanged.

386-26-A.

APPELLANT—Jacob Lubroth, Inc., for Arc Building Co., Inc., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—8823 avenue L, Brooklyn.

APPEARANCES—

For Appellant: Jacob Lubroth.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0



# MINUTES

## THE RESOLUTION:

(386-26-A)

WHEREAS, Jacob Lubroth, Inc., architect, for the Arc Building Company, owner, filed, May 4, 1926, an appeal from a decision of the superintendent of buildings affecting premises 8823 Avenue L, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered April 19, 1926, in acting on Application No. 5808-1926, reads:

"Construction—Proposition contrary to Sec. 473 of the building code and therefore denied."; and

WHEREAS, the building is frame, 2 stories in height, 20 ft. by 75 ft. in area; OCCUPIED: 1st story, stores; 2nd story, dwelling; and

WHEREAS, appellant contends that the building is located on the corner of East 89th street and Avenue L, that owing to narrow width of lot—20 ft.—the building was designed to be erected on the lot line with space between studs brick filled, but in lieu of brick filling the building has been covered on the outside with metal lath and cement stucco, and that there would be hardship if the owner was compelled to reconstruct his building, there being but small space between buildings and the mistake in construction having been made by the contractor without knowledge of owner.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1296-25-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for Famous Players Lasky Corp., lessee.

SUBJECT—Appeal from order and decision of fire commissioner.

PREMISES AFFECTED—N.S. of Pierce avenue, from 6th to 7th avenues, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1296-25-A)

WHEREAS, Croker National Fire Prev. Eng. Co., for Seneca Holding Co., owner, filed, December 15, 1925, an appeal from an order of the fire commissioner, also a decision of the fire commissioner, affecting premises 6th and Pierce avenues, Borough of Queens; and

WHEREAS, the order and decision of the fire commissioner, respectively read (Order No. 97964-C):

"1. Surrender to the bearer Fire Department Permit No. 124710, issued September 24, 1924, to expire November 24, 1925, authorizing the storage of 200,000 ft. motion picture film in the motion picture business conducted by you at the above location as it is revoked for the reason that the safe conduct of your business requires that you comply with the following:

"3. Provide an approved metal cabinet in splicing room in studio building to properly store film awaiting examination.

"4. Discontinue the use of 3 metal cabinets now used for the storage of film in cutting room No. 215 as these cabinets are not of an approved type."

(Alt. N. B. No. 730-25)

"1. Proposed alterations are in conflict with Sect. 241, subdivision F, and Section 243 of Chapter 10, Code of Ordinances, City of New York, and Calendar 1926, 592-22-A of the Board of Appeals.";

and

WHEREAS, the building is fireproof, 2 stories, mezzanine and basement in height, 200 ft. 2½ in. by 288 ft. 6 in. area. OCCUPIED: basement, carpenter shop, machine shop, restaurant, 75 persons; 1st floor, general offices; stage, carpenter shop, receiving department and project room, 300 persons; mezzanine, general offices, still department, paint shop, projecting rooms, 25 persons; 2nd floor, offices, dressing rooms, cutting rooms, projecting rooms, 25 persons; and

WHEREAS, appellant contends that item 3 of order 97964-C applies to room 219, as shown upon the plans; that the metal cabinets in question were approved by the fire department, the same being installed in conformity with resolution of Cal. No. 592-22-A; and proposes to subdivide the existing cutting rooms at the southeast portion of 2nd story and proposes to equip each room with four separate cabinets each sprinklered and separately vented to outer air; each cabinet to store fifty containers.

Resolved, that the order of the fire commissioner 97964-C, items 3 and 4, be and it hereby is *affirmed* and appeal as to these items be and it hereby is *denied*; that decision of the fire commissioner, re Alt. 730-1925, item 1 be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the walls of the proposed divisions of existing splicing and cutting rooms at southerly end of the 2nd story on the 7th avenue front shall be constructed of approved fireproof material as indicated on plans filed in this appeal; that an approved exterior iron fire-escape shall be erected, embracing all openings from the cutting and splicing rooms on 7th avenue front southerly end; that iron steps shall be provided from floor to the level of sills, or the windows placed at floor level; that an exit opening from each room to fire escape shall be provided with casement, fireproof doorways, open out; and on further condition that the stipulations as set forth by this board under resolution in Cal. No. 592-22 shall be complied with and maintained.

393-26-A.

APPELLANT—Tiffany Studios, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—S.W. corner of Kingsland avenue and Luydig place, Corona, Borough of Queens.

APPEARANCES—

For Appellant: R. K. McMaster.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(393-26-A)

WHEREAS, Tiffany Studios, owner, filed, May 6, 1926, an appeal from an order of the fire commissioner affecting premises southwest corner of Kingsland avenue and Luydig place, Corona, Borough of Queens; and

WHEREAS, the order of the fire commissioner, March 15, 1926, Order No. 91726-F, reads:

"1. Install a standpipe system with risers four inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof,



# MINUTES

necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.”;

WHEREAS, the building is non-fireproof, part frame; basement, one and two stories in height; 200 ft. by 270 ft., irregular, about 34,000 sq. ft. in area; OCCUPIED: basement, plating, 25 persons; 1st story, machine shop, 110 persons; 2nd story, machine shop, 100 persons; and

WHEREAS, the appellant contends that the area of the building is divided by fire walls into four sub-areas, A, B, C and D, each less than 10,000 sq. ft.; that all openings connecting the sub-areas are provided with standard fire doors on both sides of the wall, except the one opening between areas C and D, which is provided with one standard fire door; furthermore, that the areas B and C are provided with 2½-inch standpipe, also two fire hydrants are maintained in the yard.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building group as now sublet shall not be increased in height, area or dimension; that the indicated horizontal openings shall be equipped with closing, fireproof doors; that all outlets of the existing standpipe system shall be provided with not less than 100 ft. of approved hose; and *granted* so long as the operation, maintenance and occupancy remain unchanged.

66-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Market Managing & Operating Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—848-852 Washington street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(1161-25-A)

WHEREAS, Croker National Fire Prev. Eng. Co., for Market Managing and Operating Company, owner, filed January 10, 1925, an appeal from an order of the fire commissioner, affecting premises 848-52 Washington street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 25, 1925, Order No. 83804-F, reads:

“1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at rear of building, or other approved protection, as per Section 375, Article 18, Chapter 5 of the Code of Ordinances.”;

WHEREAS, the building is non-fireproof, 5 stories in height, 52 ft. by 50 ft. in area; OCCUPIED: 1st story, carpenter shop, 15 persons; 2nd story, carpenter shop, 5 persons; 3rd story, storage, 12 persons; 4th story, shipping, 4 persons; 5th story, manufacture of cake products, 8 persons; and

WHEREAS, the appellant contends that the exposure at the rear of the building caused by a one-story building and the side windows of the building adjoining at north; that the building in question is provided with two party-wall fire escapes on the rear

connecting with the adjoining building at either side, the window openings on the fire escape at north side in both buildings are fireproof; the appellant proposes to also fireproof the windows which open on to the fire escapes at the south side.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

66-26-A.

APPELLANT—William F. Doyle, for Anable Avenue Factory Corporation, owner.

SUBJECT—Application for reopening—modification of resolution—appeal from order of the fire commissioner.

PREMISES AFFECTED—E.S. of Pearson street, 280 feet north of Creek street, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(66-26-A)

WHEREAS, William Higginson, for Anable Avenue Factory Corporation, owner, filed, January 25, 1926, an appeal from an order of the fire commissioner, affecting premises east side Pearson street, 280 ft. north of Creek street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 5, 1926, reads:

“Order No. 88586-F—

“Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½-inch standard hose attached thereto.”;

and

WHEREAS, the building is fireproof, 4 stories (54 ft. 2 in.) in height, 240 ft. by 88 ft.; 21,120 sq. ft. in area; OCCUPIED: 1st story, storage of plumbing supplies; 2nd, 3rd and 4th stories, vacant, proposed future occupancy, factory; and

WHEREAS, the appellant contends that the building is equipped with an automatic sprinkler system; that the building is fireproof and provided with five stairways; and

WHEREAS, the original appeal was denied by the board April 27, 1926, reopened July 6, 1926, for the purpose of modifying the resolution; and

WHEREAS, the appellant now proposes to provide such auxiliary appliances as the board sees fit to indicate; furthermore, the appellant contends that in addition to the contentions in the original appeal, the building is provided with a fire alarm system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension; that there shall be no extra hazardous occupancy as determined by the fire commissioner, and *granted* so long as the present equipment and protection shall be maintained in accordance with the rules of the board.



# MINUTES

## BUILDING ZONE CASES.

69-26-A.

APPELLANT—James V. Scully, owner.

SUBJECT—Application for reopening—reconsideration—appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—3517 91st street, Jackson Heights, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to reopen and statement of facts. Appeal reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION:

(69-26-A)

WHEREAS, Albert H. Stines, for James V. Scully, owner, filed, January 26, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 3517 91st street, Jackson Heights, Borough of Queens; and

WHEREAS, the decision of the superintendent of buildings, dated January 18, 1926, reads:

"Replying to your communication of May 19, 1925, wish to advise that an examination of the premises indicates that your building is of frame construction more than 20 feet high. It cannot, therefore, be used as a sanatorium. The building code requires that a building to be used as a sanatorium must be of fireproof construction."

and

WHEREAS, the building is frame, 2 stories and attic (27 ft. 10 in.) in height, 22 ft. by 62 ft. in area; OCCUPIED: as a sanatorium for 6 patients, and as living quarters for owner and nurses; and

WHEREAS, appellant contends that the 2nd story of the premises, which is 12 ft. 10 in. above the curb level, is the only part of the building wherein patients will be received and treated; and

WHEREAS, this appeal was denied by the board at its meeting June 16, 1926, for a sanatorium on the 2nd story and reopened by vote of the board, July 20, 1926.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the use and occupancy of the first story (which shall not exceed a height of 12 ft. 10 in. above the sidewalk level) for convalescent and recuperative patients, shall be under the supervision of resident trained nurse; that the remainder of the premises above the first story shall be restricted to the family dwelling, occupancy and house service of the owner of the premises; that the cellar throughout shall be fire-retarded with double thickness of one-quarter inch plaster board, staggered and exposed joints to be plaster filled; that the cellar ceiling and walls shall be fire stopped and all stairs from the cellar to the first story shall be enclosed in fire-retarding material, with self-closing metal covered door at the lower level; that there shall be a direct exit from the cellar to the exterior; that there shall be an exterior opening of window or door provided from each room on the first story to the outer air; that the entire plot shall have no occupancy other than this single building, 22 ft. by 46 ft., and that this building shall not be extended in height, area or dimension; that an open and unincumbered yard, entirely surrounding the house, shall be maintained; that the first story of this building shall not be occupied as herein permitted until all the conditions herein required are complied with; and that all permits required shall be obtained within sixty days.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Evelet owner.

SUBJECT—Application (re: decision of superintendent of buildings), to permit under sections 7-c and 21 of the building zone resolution, in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Inwood avenue and McCombs road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to September 1926, at 10 a. m., on request of applicant.

108-26-BZ.

APPLICANT—Eugene De Rosa, for Emerydy Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7b and 21 of building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre building.

PREMISES AFFECTED—4915-4923 Broadway, Manhattan.

APPEARANCES—

For Applicant: H. H. Cashaan.

For Opposition: None.

ACTION OF BOARD—Laid over to September 1926, at 10 a. m., on request of applicant's representative.

348-26-BZ.

APPLICANT—Morris Whinston, for Harris L. owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2748 White Plains road 710 Arnow avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott and Morris Whinston.

For Opposition: Irving Mossbacker.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

234-26-BZ.

APPLICANT—John J. Gilmartin, for Brian G. Hu owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—E.S. of Cedar avenue, 11 in. So. of West 179th street, The Bronx.

APPEARANCES—

For Applicant: John J. Gilmartin.

For Opposition: None.



# MINUTES

ION OF BOARD—Application withdrawn.  
VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

6-BZ.  
LICANT—Richards, Smyth and Conway, for  
Charles H. Ohlau, owner.

JECT—Application (re: decision of superintendent  
of buildings), under section 21 of the building  
zone resolution to permit in a business district  
the erection and maintenance of a gasoline  
selling station.

PLACES AFFECTED—386 Euclid avenue, Brook-  
lyn.

REARANCES—

For Applicant: Robert H. Wright.

For Opposition: Peter A. McArdle, A. W. Har-  
rington, Geo. Waack and 12 others.

ION OF BOARD—Application withdrawn.

VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

4-BZ.

LICANT—Olcott, Olcott & Glass, for James  
Everard's Breweries, owner.

ECT—Application for reopening, amendment of  
resolution (re: decision of superintendent of  
buildings), to permit in a business district the  
alteration and extension of a garage for the  
storage of more than five (5) motor vehicles.

PLACES AFFECTED—9-15 East 133rd street, Man-  
hattan.

REARANCES—

For Applicant: B. A. Moynahan.

For Opposition: None.

ION OF BOARD—Application reopened and set  
for hearing, as to modification, July 27, 1926,  
at 10 a. m.

VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

BZ.

CANT—William F. Doyle, for Isaac Levine,  
owner.

CT—Application (re: decision of superintendent  
of buildings), under sections 7c, 6 and 21 of the  
building zone resolution, to permit partly in a  
business district and partly in a residence district  
the erection and maintenance of a garage for the  
storage of more than five (5) motor vehicles.

PLACES AFFECTED—174-184 Vanderbilt avenue,  
Brooklyn.

REARANCES—

For Applicant: William F. Doyle.

For Opposition: Philip S. Glickman, Rudolph  
Dugan, Clark H. Hebner, Lillie Ott, Grace  
Clyde, Mary P. Crum and others.

ION OF BOARD—Application granted on con-  
dition.

TIONS—As specified in resolution.

OTE—

Affirmative: Commissioners Connell, Hol-  
land and Guilfoyle and Chief Kenlon... 4

Negative: Chairman Walsh ..... 1  
Absent ..... 0

## THE RESOLUTION:

(1223-25-BZ)

WHEREAS, William F. Doyle, for Morris Levine, owner,  
filed, November 24, 1925, an application, under the building  
zone resolution, to permit, partly in a residence district  
and partly in a business district, the alteration of a build-  
ing and its conversion into a garage for the storage of more  
than five motor vehicles; premises 174-184 Vanderbilt ave-  
nue, Brooklyn; and

WHEREAS, a public hearing was held on this application  
by the board of standards and appeals, at its regular meet-  
ing, July 20, 1926, after due notice by publication in the  
Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-  
ing zone resolution show that Vanderbilt avenue is in a  
business district; Clermont avenue—north of a point 100 ft.  
north of Willoughby avenue is in a business district and  
that Clermont avenue—south of a point 100 ft. north of  
Willoughby avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings,  
rendered September 18, 1925, reads:

"Proposed public garage in a business and partly  
residence district is contrary to Sections 3 and 4 of Art.  
II of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof con-  
struction, one story (36 ft.) in height, with a frontage of  
123 ft. and a depth of 200 ft.; to be occupied as a garage  
for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that, in view of the existing  
use of abutting premises maintaining and housing a great  
number of horses and the existing non-conforming use of  
the premises in question, the applicant was entitled to relief  
under section 21 of the building zone resolution on the  
ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* in the application of the use dis-  
trict regulations of the building zone resolution and that  
the application be and it hereby is *granted on condition* that  
the existing wood frame construction of the roof shall be  
razed and demolished; that the building shall be recon-  
structed fireproof, with a roof of flat design and construc-  
tion; that the building as erected shall not exceed a one-  
story structure in height above sidewalk grade; that the  
building shall be subdivided approximately in half by a  
cross wall of approved masonry, with not less than three  
openings therein to accommodate vehicular communication  
in either part; that the openings therein shall be equipped  
with automatic, self-closing, sliding fire doors; that the  
Clermont avenue front shall be restricted to but one vehicu-  
lar opening to be used and maintained for emergency exit  
only; that any other openings on the Clermont avenue front  
shall be restricted to windows, the sills of which shall be  
not less than five feet above sidewalk level; that any gaso-  
line storage equipment installed shall be located on the Van-  
derbilt avenue front of the structure at the street wall;  
that there shall be no signs of any nature or description on  
the Clermont avenue front, and no advertising display or  
signs on the Vanderbilt avenue front, other than one elec-  
tric projecting sign indicating the name and title of the  
garage; that the front elevations or exposed surface of the  
street elevations shall be finished in face brick, with archi-  
tectural terra cotta or stone trimmings; that the gable walls  
shall be unpierced throughout their entire height and length;  
that a return drawing shall be made to this board of the  
proposed elevation, which shall be of attractive architec-  
tural design, incorporating a parapet wall at the street  
front of substantial height, in proportion to the front, to  
balance the architectural design; that there shall be in-  
stalled in each section of the building not less than five  
skylights, glazed with plain glass, protected with wire guards



# MINUTES

above and below; that no skylight so installed shall be within 20 ft. of the southerly gable wall, and that a standpipe connection at both street fronts, connected to the street main shall be installed, with sufficient hose to cover the entire floor area of each section; that all required permits shall be obtained within nine months and the work completed within eighteen months from the date of this action.

239-26-BZ.

APPLICANT—Robert J. Berran, for Queens Park Development Company, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, a gasoline service station and a motor vehicle repair shop.

PREMISES AFFECTED—1890-1900 Gravesend avenue, Brooklyn.

APPEARANCES—

For Applicant: Herbert G. Andrews and Albert C. Asche.

For Opposition: Max Levine, Mrs. Emma Linden and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(239-26-BZ)

WHEREAS, Robert J. Berran, for Queens Park Development Co., Inc., owner, filed, March 20, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, a gasoline service station and a motor vehicle repair shop; premises 1890-1900 Gravesend avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district; Quentin road is in a residence district and that Woodside avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 19, 1926, reads (Application No. 2450-26):

"Proposition contrary to the Zone Resolution, Art. II, Secs. 42, 29 and 46.

"The erection of a garage for more than five motor vehicles, the establishing a motor vehicle repair shop and the establishing a gasoline service station in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 93 ft.; to be occupied as a garage for the storage of more than five motor vehicles, a gasoline service station and a motor vehicle repair shop; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship;

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

250-26-BZ.

APPLICANT—Gilbert Murtha, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—S.E. corner of Laurel boulevard and 22nd street, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Eva Shortell.

For Opposition: Mrs. Schultz, Mr. Schultz, Minnie Shaw.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....

Negative: Chairman Walsh, Commissioners Connell and Holland .....

Absent: Chief Kenlon .....

THE RESOLUTION:

(250-26-BZ)

WHEREAS, Gilbert Murtha, owner, filed, March 24, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, premises southeast corner of Laurel boulevard and 22nd street, Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Laurel Hill boulevard is in a business district; 79th street, south of Laurel Hill boulevard, is in an unrestricted district and that 79th street, north of Laurel Hill boulevard, is in a residence district;

WHEREAS, the decision of the superintendent of buildings, reads (N. B. 2030-26):

"1. Contrary to the zone resolution—garage allowed in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, one story and cellar in height, with a frontage of 80 ft. on Laurel Hill boulevard and 100 ft. on 79th street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

282-26-BZ.

APPLICANT—Dora Rosenthal, for Dora Rosenthal and Herbert F. Rosenthal, owners.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the change of occupancy in part from residence to business.

PREMISES AFFECTED—419 Tenth street, Borough of Queens.

APPEARANCES—

For Applicant: Frederick Durgin.

For Opposition: John J. Gallagher, Thomas Dibins and Clara Steckel.

ACTION OF BOARD—Application denied.



# MINUTES

## VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....	1
Negative: Chairman Walsh, Commissioners Connell and Holland .....	3
Absent: Chief Kenlon .....	1

## RESOLUTION:

(282-26-BZ)

WHEREAS, Dora Rosenthal, for Herbert F. Rosenthal and Rosenthal, owners, filed, April 3, 1926, an application, the building zone resolution, to permit in a residence the change of occupancy in part from a residence to a business use; premises 419 10th street, Brooklyn; and WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and WHEREAS, the use district maps accompanying the building zone resolution show that 10th street is in a residence district; 9th street is in a business district and that 6th street is in a business district; and WHEREAS, the decision of the superintendent of buildings, rendered February 16, 1926, reads (Report 1099-1926): "Proposition contrary to the Zone Resolution Art. II, Sec. 3. "Establishing and maintaining a beauty parlor in a residential district.";

WHEREAS, the existing building is of non-fireproof construction, two stories and basement in height, with a frontage of 16 ft. 8 in. and a depth of 39 ft.; to be occupied as a beauty parlor in the basement and dwelling above; and WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship. *Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

463-26-BZ.  
APPLICANT—Belefreed Garage Corporation, lessee.  
SUBJECT—Application (re: decision of superintendent of buildings), under sections 7a and 7g of the building zone resolution, to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—1038-1040 Forest avenue, The Bronx.  
APPEARANCES—  
For Applicant: Herman M. Albert.  
For Opposition: Mrs. Becker, Mr. Roth.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## RESOLUTION:

(208-26-BZ)

WHEREAS, Belefreed Garage Corporation, for Fannie T. Tinton, owner, filed, March 11, 1926, an application, under building zone resolution, to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 1038-1040 Forest avenue, Borough of The Bronx; and WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and WHEREAS, the use district maps accompanying the building zone resolution show that Forest avenue is in a residence

district; 165th street is in a business district and that Tinton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 11, 1926, reads:

"Your request for a certificate of occupancy of the premises No. 1038-1040 Forest avenue, Bronx, as a public garage is hereby denied as the premises are located in a residence district as established by the Building Zone Resolution, and the front extension to the existing garage on the rear of premises was never approved for garage uses.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 170 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the rear portion of the existing building has been used as a garage since prior to July 25, 1916; the front portion of the building (size, 50 ft. by 87 ft. 8 in.) was erected in 1922 under a permit from superintendent of buildings, to be used as chauffeur's room and club room exclusively; and

WHEREAS, applicant supported his basis of appeal by filing more than 80% of consents of affected property owners, in compliance with requirements of section 7-g and the board deemed that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension and shall remain a one-story structure, with no cellar other than for the accommodation of the boiler and heating apparatus at the front of the premises; that the interior shall be fire-retarded throughout in accordance with the rules of the board of standards and appeals; that any skylight installed shall be glazed with plain glass protected above and below with wire guards; that a sprinkler system with direct street connection shall be installed and maintained; that a standpipe outlet with direct connection to city main shall be installed immediately inside the street wall with not less than 125 ft. of hose; that there shall be no signs erected or maintained on the premises, other than a single flat wall sign inserted in the panel of parapet; that there shall be not more than one 550-gallon gasoline storage tank installed on the premises, located at the street front of the building; and all permits required shall be obtained within ninety days and the work completed within six months from the date of this action.

463-26-BZ.

APPLICANT—C. A. Sandblom, for Van Vyck Realty Corp., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7b of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building.

PREMISES AFFECTED—13408-13420 Liberty avenue, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: F. J. MacIntyre.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1



# MINUTES

## THE RESOLUTION:

(463-26-BZ)

WHEREAS, C. A. Sandblom, for Van Vyck Realty Corp., owner, filed, May 24, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building; premises 13408-13420 Liberty avenue, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue is in a business district; 135th street is in a residence district and that 134th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1926, reads (N. B. 5035-26):

"1. Erection of building for theatres and stores extending into residential district is prohibited by Zone Law. Not examined further.";

and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 150 ft. 5¾ in. and a depth of 109 ft. 10¾ in. and 121 ft. 9 in. irregular; to be occupied as a store and theatre; extending into the residence district a maximum distance of 21 ft. 9 inches; and

WHEREAS, applicant established his basis of appeal under section 7-b of the building zone resolution and the board deemed that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that

the application be and it hereby is *granted on condition* that the building be restricted to a one-story structure in height with a stadium balcony; that the building shall be erected in accordance with the requirements of article 25 of the building code; that the exterior finish of the wall on the 135th street front shall be of face brick with architectural terra cotta or stone trimmings, with no door opening that any permits required shall be obtained within six months and the building completed within eighteen months from the date of this action, and that a return of the proposed elevation on the 135th street front shall be submitted to this board for approval.

## APPROVAL OF PLANS

303-26-BZ.

APPLICANT—James W. Byrnes, for Mary G. Conboy, owner.

SUBJECT—Application for approval of plans, in accordance with resolution adopted by the board.

PREMISES AFFECTED—405-413-423 44th street Brooklyn.

APPEARANCES—

For Applicant: James W. Byrnes.

For Opposition: None.

ACTION OF BOARD—Plans approved as in accordance with resolution adopted.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

Adjourned 2:30 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JULY 20, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

1298-25-S.

PETITIONER—Philip Freshman, for Milton & Louis Stoltzky, lessees.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—599-603 Fifth avenue, Brooklyn.

APPEARANCES—

For Petitioner: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 14, 1926, at 2 p. m.

338-26-S.

PETITIONER—Venetian Realty & Construction Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—552-564 West Broadway, Manhattan.

APPEARANCES—

For Petitioner: Clarence E. Sutherland.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 1926, at 2 p. m., on request.

421-25-S.

PETITIONER—S. J. Roth, for 140 West 23rd Street Corp., owner.

SUBJECT—Request for reopening—reconsideration of variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—140 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: S. J. Roth.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin .....

Absent .....

430-26-S.

PETITIONER—Edward P. Doyle, for Ledole Realty Co., lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—203 West 38th street, Manhattan.



# MINUTES

## PEARANCES—

For Petitioner: Edward P. Doyle.  
ACTION OF BOARD—Petition withdrawn.  
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

26-S.  
PETITIONER—Edward P. Doyle, for Waite & Bartlett, owners.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—53 Jackson avenue, Long Island City, Borough of Queens.

## PEARANCES—

For Petitioner: Edward P. Doyle.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(116-26-S)

WHEREAS, Edward P. Doyle, for Waite & Bartlett, owner, filed, February 11, 1926, a petition for variation from requirements of the labor law as cited in an order of fire commissioner, affecting premises 53 Jackson avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated December 22, 1925, No. 88647-LD, reads:

"1. Remove the substandard fire escapes 1 on the east side of Jackson avenue and one on the west side, Fifth street or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, adopted May 9th, 1924.

"Note: Among the defects noted are the following:

"Windows on course not fireproof or self-closing.

"No drop ladders in guides from lowest balcony to ground.

"Connecting stairways 65 degrees.

"2. Extend both interior stairways to roof, as per section 271 of the Labor Law."

WHEREAS, the building is non-fireproof, 3 stories in height, frontage on 5th street, 127 ft. frontage on Jackson avenue by 114 ft., triangular in plan; OCCUPIED: cellar, manufacture of transformers, 3 persons; 1st story, machine shop, 6 persons; 2nd story, assembling, 7 persons; 3rd story, machine shop, 9 persons; EXITS: two interior wooden stairways, extending from the 1st story to top story, enclosed in fireproof partitions with wooden doors at openings; sub-standard fire escapes, one on each street front of building, having nonfireproof openings along the course of, extending from second story to the first story by drop ladder to sidewalk; roofs of adjoining buildings: 10 ft. lower at west; and

WHEREAS, the petitioner proposes to provide a ladder to roof in roof from top story; provide 60-degree stairs on roof to sub-standard fire escapes, also signs marked "This is an exit" at all openings to the sub-standard fire escapes; the petitioner contends that the two sub-standard fire escapes are structurally strong; that they would aid the person in entering the building in case of fire.

WHEREAS, that the board of standards and appeals does not make a variation from the requirements of the labor law and the petition be and it hereby is granted as to item 1

on condition that the existing fire escapes shall be provided with a 60-degree connecting stairs, that a goose-neck ladder in guides shall be provided from top balconies to roof; that a counter-balanced drop ladder in guides shall be provided from lowest balconies to ground; that the windows on course of fire escape on 2nd story on Jackson avenue front shall be made fireproof and self-closing; as to item 2 granted on condition that the stair on Jackson avenue front shall be enclosed at top story with fire-retarding partitions and self-closing, fireproof door at opening; that a fixed, double-rung ladder shall be provided within this stair enclosure to scuttle in roof; and on further condition that the building shall not be increased in height or area; and granted only so long as occupancy, use and operation shall remain unchanged.

261-26-S.

PETITIONER—Thomas Sheffield, for Louis Goldstein, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—27-29 Broadway and 1-7 Dunham place, Brooklyn.

## PEARANCES—

For Petitioner: Thomas Sheffield.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(261-26-S)

WHEREAS, Thomas Sheffield, for Louis Goldstein, owner, filed, March 26, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 27-9 Broadway and 1-7 Dunham place, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 10, 1924, Order No. 69681-LD, reads:

"3. Arrange the fire escapes on the south and west sides of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. See note.

"Note: Among the defects noted are the following:

"Windows on course not fireproof, self-closing. No connecting stairways. No counter-balanced stairway from lowest balcony to ground."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. by 30 ft. and 55 ft., irregular in depth; OCCUPIED for the purpose of upholstery; 1st story, 1 person; 2nd story, 3 persons; 3rd story, 1 person; 4th story, vacant; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; one fire escape on the front and one fire escape on the rear of the building, having fireproof openings along the course thereof, the rear fire escape extending from top story to the second story balcony, with a 60-degree stairs leading to yard of adjoining premises at south; ROOFS of adjoining buildings; 10 ft. lower than premises in question; and

WHEREAS, the petitioner contends that he has complied with all the items of the order, except as to egress from the termination of rear fire escapes; that he has provided a 60-degree stairs leading from the termination of rear fire



# MINUTES

escape to yard of premises adjoining at south, where egress may be had through hallway of No. 23 Broadway to the street; furthermore, the petitioner has filed a letter of consent, signed by the owner of such adjoining premises permitting the use as an exit in case of fire.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects egress from termination of rear fire escape *on condition* that goose-neck ladder shall be provided from top story balcony to roof; that a fixed, iron stairway of not more than 60-degree, shall be provided from 2nd story balcony to open yard of adjoining premises to the rear, with egress therefrom through the passageway of the premises to the south, direct to Broadway; and that the certified consent of the adjoining owner to the rear, for egress to said property, shall be filed with the fire department.

292-26-S.

PETITIONER—Lawrence Scacchetti, for 230 West 39th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—230-232 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: T. Bottone.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland, and Guilfoyle and Deputy Chief Martin .....

5

Negative .....

0

Absent .....

0

THE RESOLUTION—

(292-26-S)

WHEREAS, Lawrence Scacchetti, for 230 West 39th Street Corporation, owner, filed April 6, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 230-232 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 19, 1926, reads (N. B., Applic. 7-1926):

"This amendment is disapproved with the following objection:

"Fireproof windows should comply with Sections 264-7 of Labor Law.";

and

WHEREAS, the proposed building is fireproof, 16 stories in height, 40 ft. 8 in. by 98 ft. 8½ in. in area; OCCUPIED: as a factory building, about 60 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use ¼-in. plate glass in windows on the street front, the maximum size, 1st story, 5 ft. 8 in. by 6 ft. 4 in.; 2nd story, 7 ft. 9 in. by 4 ft. 9 in.; the petitioner contends that this petition is made for the purpose of omitting muntin bars on store windows limiting the glass area to 720 sq. in.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the window openings on street front of lower 1st and 2nd stories, *on condition* that the openings shall be equipped with metal frames and sash, glazed with ¼-in. polished glass; and that the requirements of the labor law shall be complied with in all other respects.

306-26-S.

PETITIONER—John J. Gilmartin, for Ganadeen Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—64-70 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative: Chairman Walsh .....

Absent .....

THE RESOLUTION:

(306-26-S)

WHEREAS, John J. Gilmartin, for Ganadeen Realty Corporation, owner, filed, April 9, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 64-70 West 36th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 9, 1926, reads (Order No. 89551-LD):

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law.

"1. Remove Cigar Stand in main hall on 1st story, Rule 5, Board of Standards and Appeals, adopted July 29, 1924, and Section 272 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 100 ft. by 98 ft. in area at 1st story and 100 ft. by 89 ft. 5 in. in area above. OCCUPIED: First story, store; upper stories, offices, show rooms and 25% manufacturing; 160 persons per story. Petitioner occupying a portion of the main hallway for a cigar stand. EQUIPPED with sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the cigar stand is not in the line of travel from the stairs to the street; that the hallway is 12 ft. wide at the cigar stand and contends further, that, owing to the incombustible nature of goods sold that there is no hazard.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* on condition that the area of the foyer hall shall not be decreased and that the stand shall not be changed from present location, and that there shall be no open flame maintained and that a clearance of not less than 12 ft. shall be maintained between the counter and the enclosure of the stair hall.

313-26-S.

PETITIONER—Samuel Rosenblum, for E. Katz, lessor of 14th floor.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street (14th floor), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum and M. Beck.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(313-26-S)

WHEREAS, Samuel Rosenblum, for E. Katz Special Advertising Agency, lessee, filed, April 13, 1926, a petition for variation from the requirements of the labor law, as cited in order of the superintendent of buildings, affecting premises Nos. 58-64 West 40th street (14th floor only), Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated March 2, 1926, reads (Order No. 971-1926):

"You are hereby directed to remove combustible partitions forthwith."

WHEREAS, the building is fireproof, sixteen stories in height, 74 ft. by 98 ft., 9 in. in area at 1st story and 74 ft. by 7 ft., 11 in. in area above; OCCUPIED as offices, show rooms and 25% manufacturing, approximately 500 persons on the 1st story, petitioner occupying the 14th story, as advertising agency, 30 persons; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in roof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that no manufacturing is on the premises under consideration; that the partitions merely enclose the executive offices; that the upper portion of the partitions are constructed of glass and requests that these partitions be permitted to remain as at the present conditions of occupancy and use are maintained.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, so far as it affects the partitions of the executive offices of the front of the building, 14th floor, on condition, that no manufacturing shall be maintained on any portion of the 14th floor and that the partitions shall be removed on or before the expiration of the existing lease, February 1st,

25-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Shapiro Candy Manufacturing Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—11-13 Emerson place, Brooklyn.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(1074-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Hattie Shapiro, owner, filed, October 20, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 11-13 Emerson Place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 2, 1925, reads (Order No. 82576-LD):

"1. Extend the interior stairway at the northeast corner of building from 2nd to 1st story and provide and

maintain a continuous safe and unobstructed passageway of at least the same width as the stairway leading to the street from the termination of said stairway as per Section 271 of the Labor Law.

"2. Remove the substandard fire escape located in the interior court or reconstruct same as per Section 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9th, 1924.

"NOTE:—Among the defects noted are the following: Windows on course not fireproof self-closing. No 60 degree connecting stairway. No stairway from top balcony to roof. Structurally unsafe. No safe egress from termination.";

and

WHEREAS, the building is non-fireproof, 4 stories (47 feet) in height, 50 feet by 129 feet, 6 inches in area. OCCUPIED: 1st story, shipping, 2 persons; 2nd story, packing candy, 30 persons; 3rd story, candy manufacturing, 12 persons; 4th story, shoe manufacturing, 55 persons. EQUIPPED with a sprinkler system. EXITS: An interior wooden stairway at the southeast side of the building, extending from the 1st story to top story; enclosed in wood board partitions with wooden doors at openings; and also, an interior wooden stairway at the north center of the building, extending from the roof to the 2nd story; thence to the 2nd story balcony of the sub-standard fire escape (in the inner court), and by means of iron stairway to yard. EGRESS from inner court yard by means of door, in the west wall of court, to street. ROOFS of adjoining buildings, 3 stories lower; and

WHEREAS, petitioner proposes to remove that portion of the sub-standard fire escape (on the north wall of the court) above the 2nd story balcony and requests the acceptance of the existing means of exits.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to item 1, on condition, that a door at 2nd story opening out to the 45 degree exterior iron stairs in the courtyard shall be provided with unobstructed egress from the termination of said iron stairs to the front and rear through the first story to the street and yard, and granted, as to item 2, on condition, that the existing fire escape shall be made structurally safe and that connecting 60 degree stairs shall be provided with gooseneck ladder from the top story balcony to roof and a drop ladder in guides from the lowest balcony to ground with unobstructed egress as above, and that the occupancy and use remain otherwise unchanged.

316-26-S.

PETITIONER—Samuel Rosenblum, for Mary C. Morrison, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—17 East 55th street, Manhattan.

## APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy

Chief Martin ..... 4

Negative: Commissioner Connell ..... 1

Absent ..... 0

## THE RESOLUTION:

(316-26-S)

WHEREAS, Samuel Rosenblum, for Mary C. Morrison, owner, filed, April 13, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 17 East 55th street, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered March 17, 1926, reads:

"3. Provide safe fireproof passageway from termination of rear fire escape. Windows above 3rd floor must be fireproof, self-closing.

"4. Extend interior stairway to roof and enclose same."

and

WHEREAS, the building is non-fireproof, 5 stories in height, 25 ft. by 95 ft., 5 in. in area at 1st story and 25 ft. by 90 ft., 5 in. in area above. OCCUPIED: First story, dressmaking, 25 persons; 2nd story, show room and offices, 15 persons; 3rd story, light manufacturing, 20 persons and also dwelling; 4th story and 5th story, dwelling. EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron ladder to scuttle in roof); enclosed in fire-resisting partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof (excepting on the 4th and 5th stories), extending from the roof to the yard; with EGRESS from the termination of the fire escape by means of an opening to the yard at the west and also by means of a fire escape stair which connects with the fire escape of the building to the east; ROOFS of adjoining buildings, to east, 6 ft. higher; to west, 4 ft. higher; and

WHEREAS, petitioner contends that under the former modification the factory occupancy was only on the ground floor and that no second means of egress was necessary above; that it is proposed to provide—by means of the fire escape, as proposed—a secondary means of exit and petitioner requests the acceptance of same.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to item 3, only so far as it affects the egress from the termination of the fire escape and the fire-proofing of the windows of the 2 upper stories now occupied as dwellings, on condition that egress shall be provided at yard level in the rear from the termination of the fire escape to the 3 adjoining properties, to the east, west, and north through open yards with egress therefrom through plain glass windows to the street and from premises at the east by iron stairway to the rear exterior fire escape of same, and granted, as to item 4, on condition, that a fixed double-rung iron ladder shall be provided in the enclosure within the stair hall of the top story and that any door thereto shall be removed and discontinued, and on the further condition that the conditions adopted by this board under the resolution of Cal. No. 391-25-S, in other respects, shall be also included as conditions of this resolution and that both shall be jointly maintained.

336-26-S.

PETITIONER—Victor Mayer, for Varick Charlton Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—171-177 Varick street and 59-69 Charlton street, Manhattan.

APPEARANCES—

For Petitioner: Victor Mayer.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin ..... 4

Negative ..... 0

Absent: Commissioner Guilfoyle ..... 1

THE RESOLUTION:

(336-26-S)

WHEREAS, Victor Mayer, for Varick Charlton Corporation, owner, filed, April 17, 1926, a petition for variation

from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 171-177 Varick street, and Nos. 59-69 Charlton street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings dated February 27, 1926, reads (N.B.-Applic. 728-25):

"This amendment is disapproved with the following objection:

"8. Glazing of windows for stores on 1st floor shall comply with Section 264 of Labor Law."

and

WHEREAS, the building is fireproof, 10 stories in height, 75 ft. by 150 ft. in area; OCCUPIED as a factory building about 80 persons on each story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use plate glass windows on street front at 1st story, the maximum size 6 ft. by 9 ft.; the petitioner contends that by dividing the glass into smaller lights would mar the architectural design and interfere with the renting of the stores.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only, so far as it affects the windows on the front of building on the 1st story, on condition, that the openings shall be provided with approved metal frames, glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

235-26-S.

PETITIONER—Patrick J. Murray, for Edward W. Elgin, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—228 East 51st street, Manhattan.

APPEARANCES—

For Petitioner: Patrick J. Murray.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Absent .....

THE RESOLUTION:

(235-26-S)

WHEREAS, Patrick J. Murray, for Edward W. Elgin, owner, filed, May 19, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings affecting premises 228 East 51st street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered January 18, 1926, reads:

"1. Second means of exit to be provided.

"6. Interior stairway to be extended to roof."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 16 ft. by 78 ft. in depth at 1st story, 69 ft. at 2nd story and 15 ft. in depth above. OCCUPIED: 1st story, dyeing and cleaning, 12 persons; 2nd story, dyeing and cleaning, 12 persons; 3rd and 4th stories, one family dwelling. EXITS: An interior wooden stairway, extending from the 1st story to top story; enclosed in wood lath and plaster partitions with wooden doors at openings; a ladder from top story to roof scuttle; ROOFS of adjoining buildings, same as at east and west; and

WHEREAS, the petitioner contends that the building is less than 40 ft. in height; furthermore, the petitioner proposes to provide two sliding drop ladders, one from the 2nd story rear extension to roof of 1st story rear extension, the other from roof of 1st story rear extension



# MINUTES

ard level, and also a gate in the fence leading to adjoining  
ard at east.

*Resolved*, that the decision of the superintendent of build-  
gs be and it hereby is *affirmed* and that the petition be  
d it hereby is *denied*.

9-26-S.

PETITIONER—Harry A. Schwartz, for Fort Tryon  
Arms, Inc., owner.

SUBJECT—Variation of the labor law as cited in  
orders of the fire commissioner.

PREMISES AFFECTED—254-258 West 35th street,  
Manhattan.

APPEARANCES—

For Petitioner: Harry A. Schwartz and Harry  
Aaronson.

For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(309-26-S)

WHEREAS, Harry A. Schwartz, for Fort Tryon Arms,  
owner, filed, April 9, 1926, a petition for variation  
in the requirements of the labor law, as cited in orders  
of the fire commissioner, affecting premises Nos. 254-258  
West 35th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated  
September 5, 1925, read (Order No. 86692-LD):

"1. Arrange the doors in the partition which sepa-  
rates the floor area on 2nd, 3rd, 4th, 5th and 8th stories  
so that same will be double swinging, as per Section 270  
of the Labor Law."

(Order No. 86693-LD)

"1. Remove all articles and wares from stairway en-  
closure at east and west side of building on the 1st  
story, as per Rule 5 of the Board of Standards and  
Appeals adopted July 29, 1924.

"NOTE:—Cigar stand and lunch counter.";

WHEREAS, the building is fireproof, 16 stories in height,  
by 98 ft. in area; OCCUPIED as offices, show rooms  
factory, approximately 105 persons per story, petitioner  
pying portions of the stairhall of both east and west  
ways, as a lunch counter and also as a cigar stand;  
EQUIPPED with a sprinkler system. EXITS: Two in-  
ter fireproof stairways, extending from the 1st story to  
enclosed in fireproof partitions with fireproof doors  
openings; and

WHEREAS, petitioner contends that hardship would result  
compelled to remove and replace the doors in question  
that in view of the incombustible nature of the articles  
from the stands and the fact that they are located in  
ses and do not block egress to the street, requests the  
tance of same.

*Resolved*, that the orders of the fire commissioner be and  
hereby are *affirmed* and that the petition be and it  
y is *denied*.

6-S.

PETITIONER—Croker National Fire Prevention En-  
gineering Company, for Nathan Abend, owner.

SUBJECT—Variation of the labor law as cited in  
order of the fire commissioner.

PREMISES AFFECTED—207 Canal street, Manhat-  
tan.

APPEARANCES—

For Petitioner: Herman E. Horwood,

For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(374-26-S)

WHEREAS, Croker National Fire Prevention Engineer-  
ing Company, for Nathan Abend, owner, filed, April 28,  
1926, a petition for variation from the requirements of the  
labor law, as cited in an order of the fire commissioner,  
affecting premises No. 207 Canal street, Borough of Man-  
hattan; and

WHEREAS, the order of the fire commissioner, dated  
August 27, 1925, reads (Order No. 84281-LD):

"1. Arrange the fire escape on the rear of the build-  
ing and the openings leading thereto and the windows  
opening on the course thereof so that same are in com-  
pliance with the provisions of Sections 273 and 274 of  
the Labor Law and the rules of the Board of Stand-  
ards and Appeals.

"Among the defects noted on this fire escape are the  
following: No stairway from lowest balcony to ground.  
No safe passageway to the street from the termination.

"2. Extend the interior stairway at the west side  
of building to the roof, as per Section 271 of the Labor  
Law.

"3. Enclose the interior stairway at west side of  
building serving as a required means of exit, on all  
sides with partitions of fire resisting material extend-  
ing continuously from the floor of the 1st story to  
under side of floor above including any exposed stair  
soffits, landing and passageways, openings shall be pro-  
vided with approved self-closing fire doors, constructed  
as per Section 271 of the Labor Law and Rule 2 of  
the Board of Standards and Appeals adopted July 29th,  
1924.";

and

WHEREAS, the building is non-fireproof, 5 stories in  
height, 26 ft., 4 in. by 64 ft. in area at 1st story and 26  
ft., 4 in. by 54 ft. in area above. OCCUPIED: 1st floor,  
lunchroom; 2nd floor, screw machine products, 2 persons;  
3rd floor, vacant, to be occupied; 4th floor, manufacturing  
metal buttons, 2 persons; 5th floor, storage of metal buttons.  
EXITS: An interior wooden stairway, extending from the  
1st story to top story (with ladder to scuttle in roof); en-  
closed in wooden partitions with wooden doors at open-  
ings; a fire escape on the rear of the building, having fire-  
proof openings along the course thereof, extending from  
main roof to the 1st story extension roof (there being party  
wall balconies on the 3rd and 4th stories); with EGRESS  
from the termination of the fire escape by means of ad-  
joining extension roofs; and by stairs from same leading  
to yard, thence by passageway to Mulberry street. ROOFS  
of adjoining buildings, at same level; and

WHEREAS, petitioner, as to item 3 (enclosing interior  
stairway), proposes to cover the hall side of the partition  
with 1/2 in. plaster board and 26 gauge metal and also to  
cover the exposed portion of the stair enclosure in the  
store (lunch room) side in a similar manner; and requests  
the acceptance of the other means of egress.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* from the requirements of the  
labor law, and that the petition be and it hereby is *granted*  
as to item 1, only so far as it affects egress from the  
termination of the lowest balcony, *on condition*, that the  
balcony shall be connected by iron platform and stairs to  
the roof of the 1st story extension of the premises to the



# MINUTES

north, with egress therefrom through bulkhead door to No. 109 Mulberry street; and *granted*, as to item 2, *on condition* that a fixed double-rung iron ladder to the scuttle in the roof shall be provided in the top story hall enclosure; and *granted*, as to item 3, only so far as it affects the store side, where not now covered with store fixtures, and only so long as conditions as to occupancy and use otherwise remain unchanged.

378-26-S.

PETITIONER—Edward P. Doyle, for Rhinelander Real Estate Company, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—171 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(378-26-S)

WHEREAS, Edward P. Doyle, for Rhinelander Real Estate Co., owner, filed, April 29, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 171 Sixth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 31, 1926, reads:

"In answer to your letter of March 3, 1926, we beg to state that the following objections exist to the issuance of Certificate of Occupancy for above premises:

"1—The interior wood stairs will have to be extended to roof;

"2—Stairs should be enclosed by fire resisting partitions;

"4—No acceptable 2nd means of exit as required by the Labor Law.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 49 ft. by 75 ft., irregular in area; separated into two sections by a fore and aft brick wall. OCCUPIED: 1st story, stores; 2nd story (north) manufacturing furrier, 5 persons; (south) cloaks and suits, 13 persons; 3rd story (north), manufacturing furrier, 5 persons; (south) furrier, 10 persons; 4th story (north), engraver, 2 persons; (south) cloaks and suits, 10 persons. EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to top story, with ladder to scuttle in roof, enclosed in wooden partitions with metal clad doors at openings; two fire escapes on the rear of the building, both having fireproof openings along the course thereof, both extending from the main roof to the roof of the 1st story extension; with EGRESS from the termination of the fire escape by means of adjoining one story extension roofs. ROOFS of adjoining buildings: To west 2 ft., 6 in. lower; to north, same level; and

WHEREAS, petitioner contends, in view of the light occupancy, that the existing means of egress are adequate; and

WHEREAS, petitioner withdrew item 3 of petition; and

WHEREAS, the board in acting on these same premises under Cal. No. 224-23-S, had substantially the same matter of petition before them and granted same under condition.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the

labor law, and that the petition be and it hereby is *granted* as to items 1, 2 and 4 *on condition* that the variation recommended in the action of the board of review of the fire department on July 2, 1918, shall be complied with; that certified copy of such action of the board of review shall be filed with the superintendent of buildings; and *on further condition* that the occupancy shall not exceed 25 persons above 2nd story.

1162-25-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Market Managing and Operating Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—848-852 Washington street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(1162-25-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Market Managing and Operating Company, owner, filed, November 10, 1925, a petition for variation from the requirements of the labor law as cited in a order of the fire commissioner, affecting premises 848-852 Washington street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 15, 1925, No. 83803-LD, reads:

"2—Arrange the fire escape at north westerly corner of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 230 and 274 of the Board of Standards and Appeals, and carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE—Defects—No fireproof passageway from termination to street, rusted, requires painting.

"3—Extend the interior stairway at north side of building to roof, as per Section 271 of the Labor Law.

"NOTE:—Plans for all structural changes should be filed in the Bureau of Buildings as required by Chapter 503, Laws of 1916.";

and

WHEREAS, the building is non-fireproof, five stories in height, 52 ft. by 50 ft. in area. OCCUPIED: 1st story, 15 persons; 2nd story, carpenter shop, 5 persons; 3rd story, storage, 12 persons; 4th story, shipping, 4 persons; 5th story, manufacture of cake products, 8 persons. EXITS: An interior wooden stairway, extending from 1st story to top story, enclosed in wooden partitions with wooden doors at openings; a sub-standard fire escape on rear-south and a fire escape on the rear-north end of building, having fireproof openings along the course thereof extending from roof to the yard level, with EGRESS from the termination of the fire escape through adjoining building at west to the street; ROOFS of adjoining buildings: same level at north and south; and

WHEREAS, the petitioner contends as to item 2, that fire escapes in question are party wall fire escapes, access may be had to adjoining building at north on 2nd floor; that egress from the termination of fire escapes may



# MINUTES

also be had through the one story building adjoining at west, thence to 13th street; furthermore, the petitioner aims that the sub-standard fire escapes at rear south end of building connect with the fire escape of adjoining building at south, through which egress may also be had to 12th street; the petitioner contends as to item 3, that there are three means of exit from each story of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* as to item 2, only so far as it affects egress from the termination of the fire escape, *on condition*, that the yard shall be maintained opened, with unobstructed egress therefrom through plain glass door to the adjoining premises fronting on East 13th street, and *granted*, as to item 3, *on condition* that a fixed double-rung iron ladder shall be provided in the top story hall enclosure to a scuttle in the roof, and *on further condition* that occupancy shall not be increased.

25-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Market Managing & Operating Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—442 West 13th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(295-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Market Managing and Operating Company, lessee, filed, April 6, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 442 West 13th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 21, 1925, No. 88567-LD, reads:

"1—Arrange the fire escape on the south side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sections 271 of the Labor Law.

"NOTE:—Among the defects noted on this fire escape are the following: Windows opening on course on 3rd story not fireproof nor self-closing. Fireproof windows on course not self-closing. No safe passageway to the street from the termination.

"2—Extend the interior stairway at the north side of building to the roof, as per Section 271 of the Labor Law. SEE NOTE.

"3—Enclose the interior stairway north side of building, serving as a required means of exit, with partitions of fire resisting material extending continuously from the floor of the 2nd story to the underside of the 4th floor, including any exposed stair soffits, landings and passageways, openings shall be provided with approved self-closing fire doors constructed as per Section 271

of the Labor Law and Rule 2 of the Board of Standards and Appeals revised and adopted July 29th, 1924, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 5 stories in height, 84 ft., 6 in. by 52 ft., 6 in. in area. OCCUPIED: 1st story, stores; 2nd and 3rd stories, manufacture of paper boxes, 15 persons; 4th story, manufacturing of jewelry boxes, 10 persons; 5th story, pattern making, 8 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in wooden partitions with wooden doors at openings; a fire escape on the south side of the building, having fireproof openings along the course thereof, extending from roof to the bottom of the northerly interior court, with EGRESS from the termination of the fire escape by means of plain glass windows of the building adjoining at north; ROOFS of adjoining buildings, 2 stories lower at west; same level at south; and

WHEREAS, the petitioner proposes to comply with item 1, except as to egress from the termination of fire escapes which may be had through adjoining building at north and which is provided with plain glass windows; as to item 2, the petitioner contends that the fire escapes at south side extend to the roof, and, furthermore, he proposes to erect a double-rung iron ladder in hallway to a roof scuttle; as to item 3, the petitioner contends that the occupancy of paper box manufacture which is the cause of this violation will be discontinued after May 1, 1927, at which time the lease expires.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* as to item 1, only so far as it affects egress from the termination of the party wall fire escape, *on condition* that egress from the termination of fire escape shall be maintained with unobstructed egress through door with plain glass panel, to the premises adjoining at the west to 13th street; and *granted*, as to item 2, *on condition*, that a fixed double-rung iron ladder shall be provided from the top story hall to the scuttle in the roof, and only so long as conditions as to occupancy and use shall remain unchanged; and *denied* as to item 3.

379-26-S.

PETITIONER—James H. Browning, for Topping Brothers, owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—159 Varick street, Manhattan.

APPEARANCES—

For Petitioner: James H. Browning.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(379-26-S)

WHEREAS, James H. Browning, for Topping Brothers, owner, filed, April 30, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 159 Varick street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 25, 1925, reads (Order No. 85586-LD):

"1. Arrange the doors leading to the stairway at north easterly side of building on all stories upon which



# MINUTES

five or more persons are employed, so as to open outwardly without obstructing the stairway, as per Section 271 of the Labor Law.”;

and

WHEREAS, the building is fireproof, 7 stories in height, 125 ft. by 100 ft. in area. OCCUPIED: Cellar storage of hardware, 4 persons; 1st story, storage of hardware, 40 persons; 2nd story, storage of hardware, 4 persons; 3rd story, storage of hardware, 3 persons; 4th story, printing, 33 persons; 5th story, printing, 30 persons; 6th story, printing, 28 persons; 7th story, printing, with 30 persons; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, each enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the order applies to the sliding door located on the 1st story at the south side of the northwesterly (Varick street) stairway; that this present 3 ft., 8 in. wide door is equipped with fusible links and is hung on a slanting rail; that no manufacturing is done on this story and that the existing means of egress are adequate.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

413-26-S.

PETITIONER—Samuel Rosenblum, for E. M. Tamblyn, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—113 East 30th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(413-26-S)

WHEREAS, Samuel Rosenblum, for E. M. Tamblyn, lessee, filed, May 12, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 113 East 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 6, 1926, reads (Order No. 90738-LD):

“1. Provide an outside iron balcony fire escape on front of building with balconies 4 ft. in width connected by stairways not less than 22 in. wide, placed at an incline of not more than 45 degrees, extending from the ground to the highest story, constructed as per Sec. 273, of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Sec. 271 of the Labor Law.

“2. Extend the interior stairway at the west side of building to the roof, as per Sec. 271 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, 4 stories in height, 18 ft., 10 in. by 80 ft. in area at 1st and 2nd stories and 18 ft. by 60 ft. in area above. OCCUPIED: 1st story, office and salesroom of gifts, 5 persons; 2nd story, dressmaker (living apartments and some sewing), 3 persons; 3rd story, dwelling (3 persons); 4th story, manufacturing novelty gifts, 9 persons. EXITS: An interior non-fireproof

stairway, extending from the 1st story to top story; closed in lath and plaster partitions with wooden door openings; a proposed 60 degree fire escape on the front of the building, having fireproof openings along the corner thereof, extending from the top story (with goose ladder to roof) to the 2nd story balcony with counter-weighted drop ladder in guides to street; ROOFS of joining buildings, to west, 11 ft. lower, to east, 1 ft. high and

WHEREAS, petitioner requests, in view of the light occupancy of the premises, the acceptance of the proposed escape and proposes to install an iron ladder to scuttle in lieu of extending the stairs to roof.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of labor law, and that the petition be and it hereby is granted on condition, that an exterior fire escape shall be provided on the front of the building, with connecting stairs, more than 60 degrees, and a counter-balanced drop ladder in guides from the lowest balcony to the street; granted as to item 2, on condition, that a fixed double-iron ladder shall be provided within the enclosure from top story to the scuttle in the roof, and only so long as conditions as to occupancy and use otherwise remain substantially unchanged.

480-26-S.

PETITIONER—William F. Doyle, for Central Zone Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

THE VOTE TO RECONSIDER AND GRANT

CONDITION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin .....

Negative: Commissioner Connell .....

Absent .....

THE RESOLUTION:

(480-26-S)

WHEREAS, William F. Doyle, for Central Zone Corporation, owner, filed, May 27, 1926, a petition for variation from the requirements of the Labor Law, as cited in decision of the superintendent of buildings, affecting premises 15-19 East 33rd street and 18-22 East 34th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered May 21, 1926, reads:

“Relative to application for Certificate of Occupancy for the above premises we beg to advise you that the inspection shows the area of glass in all exterior windows on all floors exceeds 720 square inches per floor. Application for Certificate of Occupancy is therefore disapproved.”;

and

WHEREAS, the building is fireproof, 20 stories in height, 80 ft. frontage on East 33rd street and 75 ft. frontage on East 34th street by 197 ft., 6 in. in area; OCCUPIED: an office building, 25 per cent manufacturing; EQUIPPED with a sprinkler system. EXITS: An interior fireproof stairway extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings



# MINUTES

WHEREAS, the petitioner contends that the windows on two street fronts are glazed with plain glass, the maximum size on 1st story, 8 ft. by 15 ft.; 2nd story, 6 ft. by 12 ft.; 3rd and 4th stories, 6 ft. by 4 ft.; upper stories, 6 ft. by 4 ft. sq. in. in area; that the building is used for light manufacturing to the extent of 25 per cent only; that the building complies with the labor law in all other respects. *Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, *on condition*, that any industrial factory occupancy shall be limited to 10 per cent of the entire floor area and shall be restricted to light industrial needle work and shall be further limited to such portion of the building above the 12th story setback, and *on condition* that the requirements of the labor law shall be complied with in all other respects.

26-S.  
PETITIONER—Schreiber, Collins, Myers and Buchter, for Broadway-Thirtieth Street Corporation, lessee.  
SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.  
PREMISES AFFECTED—22 East 55th street, Manhattan.

APPEARANCES—  
For Petitioner: John F. Keating  
For Administration: Inspector Alexander McPhee of bureau of buildings and Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Absent ..... 0

RESOLUTION:

(486-26-S)

WHEREAS, Schreiber, Collins, Myers & Buchter, for Broadway-Thirtieth Street Corporation, lessee, filed, May 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 22 East 55th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated April 29, 1926, reads:

"Relative to application for Certificate of Occupancy for above premises, our records show that the building is non-fireproof erected under New Building Application 116-1920 for use as offices and showrooms. To use the building for factory the building must comply with Section 270 of the Labor Law which requires that the building be fireproof construction.";

WHEREAS, the building is non-fireproof, seven stories in height, 20 ft. by 80 ft. in area at 1st story and 70 ft. in area above. OCCUPIED: 1st story, 2nd (mezzanine) story, beauty parlor, 6 persons; 3rd, manufacturer of coats, 15 persons; 4th story, manufacture of suits, 13 persons; 5th story, manufacture of garments, 3 persons; 6th story, dressmaking, 7 persons; 7th story, importer, 3 persons. EXITS: An interior fireproof stairway, extending from the 1st story to roof, and in fireproof partitions with fireproof doors at each floor; ROOFS of adjoining buildings, 16 ft. lower at same level at east; and

WHEREAS, the petitioner proposes to provide a fire escape from the rear of the building in accordance with the requirements of the labor law, except as to egress to the street; proposed fire escape will connect with the fire escape at the second and third stories of the building

adjoining at east, thence through fire passage to the street; the petitioner also proposes to install a sprinkler system, fire alarm system and conduct fire drills; furthermore, the petitioner contends that the building was erected prior to 1913; that the building has been leased as a tenant factory for long terms under a misapprehension of the class of building.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

241-17-S.

PETITIONER—William Barthman, owner.

SUBJECT—Application for reopening—modification of resolution—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—174 Broadway and 1 Maiden Lane, Manhattan.

APPEARANCES—

For Petitioner: William C. Barthman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(241-17-S)

WHEREAS, Robert C. Greinert, manager, D. A. Cushman Realty Corporation, owner, filed, February 21, 1917, a request for an amendment to the resolution adopted August 24, 1916, under Cal. No. 50-16-S, to change the time limit for compliance with department of labor orders from May 1st, 1917, to May 15, 1917, premises No. 1 Maiden Lane; and

WHEREAS, this request was denied by the board at its meeting Mar. 8, 1917, and petitioner complied with the resolution under Cal. No. 50-16-S, and removed factory occupancy; and

WHEREAS, present owner William Barthman, requests a reopening of the case and permission to maintain a factory occupancy on the 11th floor.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* so far as it affects the rear room on the 11th story, in the same ownership as the operator of the jewelry store on the street grade, for use and occupancy of jewelers for the readjustment and minor repairs of jewelry purchased in the owner's store on same premises (1st story), *on condition* that iron steps shall be provided from the workshop of No. 176 Broadway, such opening to be provided with a casement door, opening out with egress therefrom to the interior stairs on that building.

APPLIANCES SUBMITTED FOR APPROVAL.

1280-25-SA.

PETITIONER—Queen Gas Cut-Off Device Corporation.

SUBJECT—Approval of Queen Gas Cut-Off Valve.

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

Continued on page 903



# SEMI-ANNUAL REPORT

## CASES FILED AND PENDING, 1926.

	A	BZ	S	SA	SR	M'L	RES	T'L	GR. T'L
PENDING									743
DEC. 31, 1925 ...	238	154	199	151	1	..	..	..	
FILED 1926									
JANUARY .....	37	24	26	4	0	25	4	120	..
FEBRUARY .....	29	21	25	6	0	12	4	97	..
MARCH .....	45	29	22	3	0	45	14	158	375
APRIL .....	38	29	37	5	0	47	9	165	..
MAY .....	36	19	46	9	0	49	10	169	..
JUNE .....	35	28	24	6	0	51	14	158	492
TOTAL .....	220	150	180	33	0	229	55	867	1610

## DISPOSITION

1926									
JANUARY .....	48	25	54	1	0	25	3	156	..
FEBRUARY .....	30	21	19	2	0	12	2	86	..
MARCH .....	51	45	33	2	0	45	7	183	..
APRIL .....	32	28	51	13	0	47	8	179	..
MAY .....	48	43	29	0	0	49	5	174	..
JUNE .....	58	42	57	10	0	51	9	227	..
TOTAL .....	267	204	243	28	0	229	34	1005	1005

PENDING									605
JUNE 30, 1926...	191	100	136	156	1	0	21	..	

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Documents. RES—Restored to Calendar.

## SUMMARY.

DOCKET.		DISPOSITION OF CASES.
Cases pending December 31, 1925 .....	743	Withdrawn .....
Cases filed up to and including June 30, 1926.....	583	Dismissed .....
Restored to calendar.....	55	Denied .....
		Granted .....
		Granted on condition.....
		Appliances approved .....
		Appliances dismissed, disapproved or withdrawn.....
		Rules approved .....
		Rules disapproved or rescinded.....
		MISCELLANEOUS ACTIONS.
		Requests to reopen granted .....
		Requests to reopen denied .....
		Requests to amend granted .....
		Requests to amend denied .....
		Requests for modification granted .....
		Requests for modification denied .....
		Requests to rescind granted .....
		Requests to rescind denied .....
		Requests for extension of time granted .....
		Requests for extension of time denied .....
		Requests for extension of permit granted .....
		Requests for extension of permit denied .....
		Requests to install granted .....
		Requests to install denied .....
		Plans approved .....
		Plans disapproved .....
		Administrative requests granted .....
		Administrative requests denied or withdrawn.....
		Interpretations .....
		Requests withdrawn or dismissed.....
Total .....	1610	Total .....
Disposed of .....	1005	
Cases pending June 30, 1926.....	605	

## MONEYS RECEIVED.

SUBSCRIPTIONS	APRIL	MAY	JUNE	TOTAL	1st QUAR. G
To Bulletin .....	\$132.50	\$114.25	\$57.50	\$304.25	\$315.00
Cash Sales .....	19.35	26.45	21.30	67.10	57.07
Paid to Chamberlain.....	\$151.85	\$140.70	\$78.80	\$371.35	\$372.07

WILLIAM J. O'GORMAN, Secretary.

WILLIAM E. WALSH, Chair.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES.

(217-21-SR)

(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Monday, July 30, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules. Matter in *italics* is new. Matter in [ ] is old matter removed.

### Article 1. Definition.

The term "fuel oil" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and fuel oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### Grade A Fuel Oil Shall Include:

Fuel oil used for fuel purposes under these rules which show a minimum flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### Grade B Fuel Oil Shall Include:

Fuel oil used for fuel purposes under these rules which show a minimum flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

### [Rule 33.] Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial buildings, a Certificate of Qualification will be required as provided in Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow tile of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have no entrance from the street only, and shall be adequately ventilated direct to the outer air.

(a) No person, firm, company or corporation shall violate the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

### [GRADE A FUEL OIL.]

#### Manner of Storage for [Grade A] Fuel Oil.

Fuel oil, to be used for [commercial] heating and power purposes, shall be at all times contained in metal tanks without openings or connections through the tops of the tanks.

#### General Location of Tanks for [Grade A] Fuel Oil.

In all *except* fireproof buildings fuel oil storage tanks shall be buried below the floor of the lowest story

in the manner required for tanks outside of the building or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of wall separating building from subway and, if practical, tanks shall be placed in a lower position than the roadbed of subway.

### Rule 4A. Location and Capacity of Tanks for the Storage of Grade A Fuel Oil.

#### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space surrounding the tank formed by the enclosure walls and roof shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is adequately ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

#### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried below a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

[(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.]

[(c) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.]

#### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# PUBLIC HEARING

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above grounds, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on a firm foundation and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete where soil conditions require.

## Rule 4B [19.] Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, *unless an approved anti syphon valve is used*, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Material and Construction of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Same shall be free

from physical imperfections, such as, laminations, cracks etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. shell and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should the owner desire to use flat heads, these flat heads must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality before mentioned for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles at the builder's option.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will support the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of (6) inches center to center on these members.

(f) When structural reinforcing members are used together with braces, in order to reduce the effective length, the braces shall not be stressed higher than ten thousand (9,000) pounds per square inch taken on minimum net section.

(g) If structural members are omitted and the sides of the tank are braced entirely by means of rods or these members should not be spaced greater than twenty-four (24) inches center to center in all directions. Unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch taken in the minimum net section.

(h) The fastening between these members at the sides of the tank must in all cases be such that it will develop the full net sections of the bars; in other words, the bar will break before the connection will let go.

### Section 3. Vertical Storage Tanks Located Outside of Buildings Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality before mentioned for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of



# PUBLIC HEARING

thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

t equals head pressure at bottom of ring under condition.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (50,000 pounds per square inch).

E equals efficiency of vertical joint in ring under condition (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

Roof plates shall have single riveted water tight and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate shall be designed, with proper efficiency to meet requirements in above formula for shell plates.

In all cases, steel tanks for the storage of fuel shall be built metal to metal. No filler of any kind shall be permitted.

Rule 20 (a) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this section except that tanks of a capacity of over 60 gallons and less than 550 gallons may be constructed of steel not less than 1/16 inch in thickness.

20 (b) Auxiliary supply tanks of 60 gallons or less may be constructed of brass, copper, steel or iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

Where welding is to be used for a part or for the whole of the tank, the tank shall be fabricated as required under this section.

All welded seams of plates shall be lapped or butt jointed.

If the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight metal to metal before welding and kept tight together during welding.

Both inside and outside welds shall be of full penetration fillet.

If a butt joint is used, it shall be of the 90 deg. V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

All heads shall be flanged, the straight part of the flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For 1/4 inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For 3/8 inch heads, 2 1/4 inch flange.

For heads over 120 inches diameter the flange shall be 1/2 inch in length by one-half inch for each increase in diameter of 2 feet.

When heads are set into the shell, they shall be a close fit and the shell shall fit the head closely all around.

If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

If the heads are butt welded to the shell, the head shall be reinforced to a total thickness of at least one and one-half times the shell thickness.

For tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-half of the shell thickness.

For tanks of 1,100 gallon capacity the head welds shall be of the double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

Where tanks are made up of two or more rings of longitudinal joints of adjacent sections shall be welded.

At no point of a butt girth joint shall the plates on one side be offset with the sheet on the other side by more than one-half of the thickness of the plate.

Girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, in which they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 6. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half (1 1/2) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth (1/4) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; masonry or impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half (1 1/2) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

### Section 2. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half (1/2) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit, there shall be kept ready for use, a hand fire extinguisher of not less than two (2) quarts capacity suitable for extinguishing oil fires.

## Rule 7. Tests of Tanks for the Storage of [Grade A] Fuel Oil.

### Section 1. Inside of Buildings or Outside Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks,



# PUBLIC HEARING

shall withstand after being set in place, a hydrostatic *or oil* test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic *or oil* pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic *or oil* test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

## Section 2. Horizontal Tanks Outside Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic *or oil* test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

## Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

## Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 to 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for [Grade A] Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as possible, without sags, and, except as provided in Rule 11-e, shall be laid so that where practicable pipes shall pitch toward the supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted. *Except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.*

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. Hose shall be no longer than necessary.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The minimum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic *or oil* pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than the supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of a pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in. in the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) Where pressure systems are used an automatic by-pass valve of size equivalent to that of the discharge shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

### Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through the building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) Fill pipe shall be provided with a trap or sump carried within four (4) inches of the lowest point of the tank.

(d) Fill pipe shall be made up with screw threaded flanged fittings and shall be oil tight and securely in place.

### Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without a drain and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend below the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be connected into a main header. Connections to the header shall not be less than one foot above the level of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be secured to the aggregate area of vent pipes connected to the tanks. The main vent pipe and header shall be of an area not less than the aggregate area of vent pipes connected to the tanks.

(c) Vent openings shall be screened by 40 mesh galvanized wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation.



# PUBLIC HEARING

shall be not less than two (2) inches in diameter tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

Vent pipes shall be provided with weather hoods and terminate outside the building above the surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stair or fire escape, nor shall vent pipes be placed in or on dumb-waiter shafts, or in an enclosed court. If compelled, because of structural conditions, the vent outlet shall be higher than twelve (12) feet above the fill box, and if the fill lines are connected to tanks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and parallel the fill line and terminate in the fill box with a threaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow into the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the burner or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

Heating coils to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of water coils thermostatically controlled and the oil shall not be heated above one hundred and forty degrees Fahrenheit.

## Section 9. Valves and Control of Flow for Grade A Fuel Oil.

Control valves at the burners shall be of a sub-type, provided with a stuffing box of liberal size having a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the burner. The use of packing which may be affected by heat is prohibited.

A shut-off valve shall be provided in discharge lines near each pump; in discharge line between each tank as near the tank as practicable, and in lines near each burner.

## Section 10. Oil Level Indicating Device for Grade A Fuel Oil.

A well or gauging device shall be installed and so arranged as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept closed when not in use.

## Section 11. Pumps for Grade A Fuel Oil.

Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

Pumps shall be installed in duplicate where fire fighting equipment is dependent on the use of fuel for heating or steam.

Pumps located in the same room where burners are located shall be provided with a remote control. Pumps used in connection with outside above ground storage tanks shall be located outside embankments, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

Pumps may be located below the top of the oil tank or tanks where heavy oil is used having a flash point not more than eighteen (18) degrees Baume

and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. [Rule 24.] Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for [Grade A] Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. *In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.*

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer walls with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil system shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil system shall be submitted to the Fire Commissioner, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## [Rule 17. Systems Prohibited Where Grade A Fuel Oil Is Used.

Systems fed by gravity or force systems are prohibited.]

## [GRADE B FUEL OIL.]

## [Rule 18. Manner of Storage for Grade B Fuel Oil.

Fuel oil to be used for domestic heating purposes where stored, shall be at all times contained in closed metal tanks.]

## [Rule 19. Location and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When located inside of a building and on the lowest floor level, the aggregate capacity of such storage tanks shall not exceed 200 gallons. Such inside storage tank shall be enclosed in 4 inches of terra cotta or 8 inches of approved masonry.

(b) Tanks shall be buried with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal



# PUBLIC HEARING

outline of tank in all directions; concrete slab to be set on a firm, well-tamped earth foundation.

(c) Tanks shall be set on a firm foundation and surrounded with soft earth or sand well tamped in place. Tanks shall be completely encased with six (6) inches of concrete, where soil conditions require.

## 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.]

### [Rule 20. Material and Construction of Tanks for Grade B Fuel Oil.

(a) Tanks shall be constructed in accordance with the requirements of Rule 5, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(b) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.]

### [Rule 21. Tests of Tanks for the Storage of Grade B Fuel Oil.

All storage tanks located inside of buildings, either on or below the lowest floor level, or outside buried tanks, shall withstand a hydrostatic test for at least 30 minutes, of not less than twenty-five (25) pounds per square inch and shall show no leaks.]

### Rule 17. [22.] Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frame or cradle and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

### [Rule 23. Oil Level Indicating Device for Grade B Fuel Oil.

Gauging devices or test wells, the breakage of which would permit the escape of oil or vapor within the building, shall be prohibited. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

### [Rule 24. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11 (a).]

### [Rule 25. Piping for Grade B Fuel Oil.

#### Section 1. Type and Material.

(a) All piping shall be of standard full weight brass, wrought iron or steel. Supply pipe shall be not less than one-fourth (1/4) inch in diameter, iron pipe size.

All piping shall be buried so far as it is practicable.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Hose and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire retarding materials. Hose shall be no longer than necessary.

#### Section 2. Tests.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

#### Section 3. Fill Pipes.

See Rule 8, Section 5—(a), (b), (c) and (d).

#### Section 4. Vent Pipes.

See Rule 8, Section 6—(a), (b), (c), (d) and (e).

#### Section 5. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes shall be not less than one size larger than supply pipe.]

### Rule 18. [26.] Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided for each burner and in the discharge line from each storage tank.

[(b) See Rule 9 (a) for construction of valves.]

(b) [(c)] A remote or thermostatic control for shutting off the supply of oil to the burners shall be provided.

(c) [(d)] An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the discharge line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-combustible materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent of the maximum working pressure.

### [Rule 27. Burners for Grade B Fuel Oil.

Burners shall be of a recognized standard type approved by the Board of Standards and Appeals and shall be equipped with an overflow attachment so arranged as to shut off the flow of oil to prevent flooding.]

### Rule 19. [28.] Pilot Light.

Automatic systems unless electrically ignited shall be designed that the flame cannot be extinguished by operation of the automatic control valve and a [A] pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not be easily extinguished.

### Rule 20. [29.] Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices originally designed for use of fuel other than oil shall not be used in connection with oil burners unless the space in which vapors might collect are adequately ventilated and if used shall be of such construction as to withstand the maximum temperature of which the oil burner in use is capable.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be installed in a smoke pipe or flue.

### Rule 21. [30.] Fire Protection in Domestic Installations.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) Any woodwork, wooden lath and plaster, or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the furnace shall be covered with approved plaster or other approved incombustible material. Above the furnace there shall be constructed a ceiling consisting of plaster board covered with 26 U. S. gauge sheet metal or three-fourths (3/4) of an inch of Portland cement on metal lath; said ceiling shall extend four (4) feet beyond the sides and back and eight (8) feet from the front.

(c) Near the furnace, and so located as to be convenient for use in emergency, there shall be installed a hand fire extinguisher of an approved type for use on oil fires.

### [Rule 31. Instruction Cards.]

See Rule 14.

### [Rule 32. Installation.]

See Rule 16.



# PUBLIC HEARING

## Rule 33. Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families. If used in buildings occupied by more than two families or in commercial plants, a Certificate of Qualification will be required as per Rule 15. And for buildings occupied by more than two families or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have direct entrance from the street only, and shall be adequately ventilated direct to the outer air.]

## Rule 22. [34.] Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by

gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 23. [35.] Use of Grade A or Grade B Fuel Oil.

(a) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning Grade B fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

(b) These Rules shall not apply to gas companies in the storage or use of fuel oil in the manufacture of illuminating gas for public use.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(d) These Rules shall take effect immediately.

# MINUTES

Continued from page 895

5-25-SA.

PETITIONER—Safe Fire Heating Company.  
SUBJECT—Approval of Safe Fire Oil Burner.

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

5-26-SA.

PETITIONER—Hayes and Palmer.  
SUBJECT—Approval of "Kork-n-Seal".

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

5-26-SA.

PETITIONER—Grant Oil Burner Corporation.  
SUBJECT—Approval of Grant Oil Burner.

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

5-26-SA.

PETITIONER—Film Inspection Machine Co.

SUBJECT—Approval of Film Inspection Machine (approved type).

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

187-26-SA.

PETITIONER—Sundh Electric Company, Inc.  
SUBJECT—Approval of Sundh Closed Circuit Tank Alarm System.

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

298-26-SA.

PETITIONER—Frank Rix & Co., Inc.  
SUBJECT—Approval of Aladdin Oil Burner.

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

340-26-SA.

PETITIONER—W. P. Kearney.  
SUBJECT—Approval of the Shaw Oil Burner.

ACTION OF BOARD—Laid over to July 30, 1926, at 10 A. M.

Adjourned 6.30 P. M.

WILLIAM J. O'GORMAN, Secretary.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

Hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	
Cases filed up to and including July 21, 1926.....	630	Dismissed .....	
Restored to calendar .....	60	Denied .....	
		Granted .....	
		Granted on condition.....	
		Appliances approved .....	
		Appliances dismissed, disapproved or withdrawn .....	
		Rules approved .....	
		Rules disapproved or rescinded .....	
		MISCELLANEOUS ACTIONS.	
		Requests to reopen granted .....	
		Requests to reopen denied .....	
		Requests to amend granted .....	
		Requests to amend denied .....	
		Requests for modification granted .....	
		Requests for modification denied .....	
		Requests to rescind granted .....	
		Requests to rescind denied .....	
		Requests for extension of time granted .....	
		Requests for extension of time denied.....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied .....	
		Requests to install granted .....	
		Requests to install denied .....	
		Plans approved .....	
		Plans disapproved .....	
		Administrative requests granted .....	
		Administrative requests denied or withdrawn .....	
		Interpretations .....	
		Requests withdrawn or dismissed .....	
		Total .....	
Total .....		1680	
Disposed of .....		1126	
Cases pending July 21, 1926.....		554	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth,* That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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**BULLETIN**  
OF THE  
**BOARD OF STANDARDS AND APPEALS**  
CITY OF NEW YORK

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XI

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**No. 31**

**DIRECTORY**

**BOARD OF STANDARDS AND APPEALS**

**WILLIAM E. WALSH, Chairman**

**HENRY L. CONNELL**

**JAMES P. HOLLAND**

**JOHN GUILFOYLE**

**CHIEF JOHN KENLON**

**WILLIAM J. O'GORMAN, Secretary**

**EDWARD V. BARTON, Chief Clerk**

Municipal Building, Rooms 1001 to 1015.

Phone—Worth 0184.

Hours—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

**CONTENTS**

Issue of the Bulletin contains, in the order given—

Index.

Call of Clerk's Calendar.

Trial Calendar.

Cases in Building Zone Cases.

Minutes of Regular Meeting, July 27, 1926, at 10 a. m.

Minutes of Regular Meeting, July 27, 1926, at 2 p. m.

Minutes of Special Meeting, July 30, 1926.

Press Report.

**PUBLIC HEARINGS.**

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

**HOURS FOR CONSULTATION.**

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

**CALL OF CLERK'S CALENDAR.**

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

**NOTICE TO APPELLANTS AND PETITIONERS.**

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

**WILLIAM E. WALSH, Chairman.**



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending July 28, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
655-26-A.....	F.D. ....	73-44 Greenway South, Forest Hills, Queens, L. C. 4146
654-26-A.....	F.D. ....	2788 Grand Concourse, Bronx, N. B. 205-1926
653-26-S.....	B.B.M. ...	108-112 W. 39th st., Man., N. B. 198-1926
652-26-S.....	B.B.M. ...	48-56 W. 37th st., Man., N. B. 158-1926
651-26-S.....	B.B.M. ...	39-43 W. 37th st., Man., N. B. 131-1926
650-26-A.....	F.D. ....	25 Bergen st., Bklyn., L. C. 4599
649-26-S.....	F.D. ....	197 Wooster st., Man., L. D. 70312
648-26-BZ.....	B.B.B. ...	708-714 Coney Island ave., Bklyn., Alt. 9557-1926
647-26-BZ.....	T.H.D. ..	327 Kosciuszko st., Bklyn., Alt. 374-1922
646-26-BZ.....	B.B.M. ..	508-512 Park ave., Man., Decision
645-26-A.....	F.D. ....	4524-4604 2nd ave., Bklyn., F-98194
644-26-A.....	B.B.Q. ...	1 Beach 34th st., Edgemere, Queens, Alt. 2605-1926
643-26-BZ.....	B.B.Bx ...	2850 Grand Concourse, Bronx, Alt. 412-1926
642-26-A.....	F.D. ....	108-116 Lorraine st., Bklyn., F-98347
641-26-S.....	B.B.M. ...	258-260 Fifth ave., Man., N. B. 200-1926
640-26-S.....	F.D. ....	50 Bond st., Man., L. D. 87411
639-26-S.....	F.D. ....	S.W. Cor. Woodside ave. and Barnet ave., L. I. City, Q., L. D. 83884
638-26-A.....	F.D. ....	32-44 Hamilton ave., Bklyn., L. C. 4516
637-26-S.....	F.D. ....	157-159 West 22nd st., Man., L. D. 95869
636-26-S.....	B.B.M. ...	19-27 East 45th st., Man., Decision
635-26-S.....	F.D. ....	167-173 Rockaway road, Jamaica, Queens, L. D. 63045 and 63048
634-26-BZ.....	B.B.Bx ...	E.S. Sherman ave., 51 ft. S. of E. 163rd st., Bronx, N. B. 1833-1926
633-26-BZ.....	B.B.Bx ...	1883 Marmion ave., Bronx, Alt. 299-1926
632-26-SA.....	F.D. ....	Arcoil Heat Machine, Appliance
631-26-A.....	F.D. ....	438 Grand ave., Bklyn., Alt. 664-1926

## Restored to Calendar.

373-26-A.....	F.D. ....	229-239 Knickerbocker ave., Bklyn., N. B. 218-A-1926
---------------	-----------	--

199-26-BZ.....	T.H.D. ...	S.W. Cor. Forest Parkway Ruth pl., Woodhaven, Q., N. B. 93-
841-25-A.....	F.D. ....	449-459 7th ave., Manhattan, N. B. 1589-
1162-24-SA.....	F.D. ....	Hart Automatic Fuel Burner, Appli
193-26-S.....	B.B.M. ..	915-919 Broadway, Man., Deci

## CODE.

F.D. ....	Fire Depart
H.D. ....	Health Depart
B.B.B. ....	Bureau of Buildings, Broc
B B.M. ....	Bureau of Buildings, Manh
B B.Q. ....	Bureau of Buildings, Q
B.B.R. ....	Bureau of Buildings, Rich
B.B.Bx. ....	Bureau of Buildings, B
T.H.D. ....	Tenement House Depart

## NOTICE.

Notice is hereby given that the board of standards appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 1, 1926, at 10 a. m. and that the next Clerk's Calendar will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consultations and other business.

## CALL OF CLERK'S CALENDAR

**TUESDAY SEPTEMBER 14, 1926, AT 2 P.**

*Building Zone Cases.*

453-26-BZ.	APPLICANT—John J. Dunnigan, for Pasquale owner.
PREMISES—460-468 Southern Boulevard, The Bronx.	APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district extending from the unrestricted district the erection and maintenance of a factory building.	
478-26-BZ.	APPLICANT—Victor C. Farrar, for Baker, Evans Inc., owner.
PREMISES—102 East 40th street, Manhattan.	APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the change of use, of a building, from a conforming residential business use on the first story.	

199-26-BZ.	APPLICANT—William F. Doyle, for Hyman Green, owner.
PREMISES—Southwest corner of Forest Parkway and Ruth place, Queens.	



# CALENDAR

PLICATION, under sections 7c and 21 of the building zone resolution,  
 PERMIT in a "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district (previously denied).

26-BZ.  
 PLICANT—Charles DiSapio, for 29th Street Market, Inc., owner.  
 EMISES—206-208 East 29th street, Manhattan.  
 PLICATION, under section 21 of the building zone resolution,  
 PERMIT in a business district the maintenance of a portion of a building as a poultry slaughter house.

SEPTEMBER 14, 1926, 10 A. M.

*Appeals from Administrative Orders.*

25-A—61 West 55th street, Manhattan.  
 25-A—370 West 31st street, Manhattan.  
 26-A—59 Pearl street, Brooklyn.  
 26-A—130-136 West 124th street, Manhattan.  
 26-A—1423-1435 Atlantic avenue, Brooklyn.  
 26-A—176-178 Hope street and 131-133 Union avenue, Brooklyn.  
 26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.  
 26-A—638 54th street, Brooklyn.  
 26-A—34 35th street, Brooklyn.  
 26-A—253-263 West 72nd street, Manhattan.  
 26-A—3402-3406 Park avenue, The Bronx.  
 26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions of building zone resolution, *Tuesday morning*, September 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

0. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

0. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

0. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

CAL. NO. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

CAL. NO. 450-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under sections 7e and 21 of the building zone resolution, of Coonley and Grindel, applicants and owners, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 14, 1926, 2 P. M.

*Petitions for Variations.*

1259-25-S—188 South 1st street, Brooklyn.  
 297-26-S—71-89 East 150th street, The Bronx.  
 405-26-S—507-511 West 26th street, Manhattan.  
 417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.  
 365-26-S—21-23 Bleecker street, Manhattan.



# CALENDAR

- 1298-25-S—599-603 Fifth avenue, Brooklyn.  
 338-26-S—552-564 West Broadway, Manhattan.  
 422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
 1342-25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

## *Appliances Submitted for Approval*

- 451-26-SA—Vesta Oil Burner, approval of.  
 443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

## FRIDAY, SEPTEMBER 17, 1926, 10 A. M. SPECIAL MEETING.

### *Rules.*

- 77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M.

### *Building Zone Cases.*

- 399-26-BZ.  
 APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.  
 PREMISES—519 Saratoga avenue, Brooklyn.  
 APPLICATION, under section 7a of the building zone resolution,  
 TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.  
 517-26-BZ.  
 APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.  
 PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 428-26-A—1887 Bathgate avenue, The Bronx.  
 436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.  
 439-26-A—278-292 Locust avenue, The Bronx.  
 465-26-A—71-79 Otsego street, Brooklyn.  
 468-26-A—85-87 Varet street, Brooklyn.  
 396-26-A—119-121 Bleecker street, Manhattan.

- 896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.  
 404-26-A—507-511 West 26th street, Manhattan.  
 169-26-A—607-611 West 47th street, Manhattan.  
 474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.  
 491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.  
 498-26-A—1325 Grand street, Brooklyn.  
 499-26-A—957-971 Kent avenue, Brooklyn.  
 502-26-A—141-145 Wooster street, Manhattan.  
 1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 21, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

- CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district to a residence district of a proposed theatre building; premises 4913-4 Broadway, Manhattan.  
 CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution, of McCooey and Conroy, applicants, on behalf of Hyman Morgenstern, owner, to permit in a business district the erection and maintenance of a garage for storage of more than five (5) motor vehicles (previously before the board premises 1305-1309 Gates avenue, Brooklyn).  
 CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the extension from a business district the erection and maintenance of a store theatre building; premises 285 170th street, The Bronx.  
 CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Company, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4050 Third avenue, Manhattan.

WILLIAM E. WALSH, Chairman

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

- 426-26-S—81-83 Boerum street, Brooklyn.  
 434-26-S—1013 East Tremont avenue, The Bronx.  
 435-26-S—12 East 32nd street, Manhattan.  
 438-26-S—215 West 29th street, Manhattan.  
 445-26-S—1896-1898 Third avenue, Manhattan.  
 452-26-S—11 East Houston street, Manhattan.



# CALENDAR

54-26-S—9-11-13 East 59th street, Manhattan.  
 56-26-S—206 West 51st street, 1648-1650 Broadway and  
 and 778-780 Seventh avenue, Manhattan.  
 61-26-S—35 West 31st street, Manhattan.  
 66-26-S—71-79 Otsego street, Brooklyn.  
 67-26-S—85-87 Varet street, Brooklyn.  
 72-26-S—36 East 8th street, Manhattan.  
 82-26-S—511-513 West 51st street, Manhattan.  
 83-26-S—10 Washington place, Manhattan.  
 84-26-S—24-30 West 39th street, Manhattan.  
 89-26-S—207 Centre street, Manhattan.  
 97-26-S—438 Broome street, Manhattan.  
 99-26-S—208-212 West 30th street, Manhattan.

## Appliances Submitted for Approval.

3-26-SA—Signal Weatherproof Bells, approval of.  
 5-26-SA—Syno Anti-Syphon Valve, approval of.  
 4-26-SA—Rayfield Oil Burner, approval of.

**SEPTEMBER 28, 1926, 10 A. M.**

## Appeals from Administrative Orders.

5-26-A—212 West 14th street, Manhattan.  
 7-26-A—2-8 Rector street, 56-66 Trinity place and 91-  
 101 Greenwich street, Manhattan.  
 9-26-A—220-222 West 49th street, Manhattan.

440-26-A—278-292 Locust avenue, The Bronx.  
 449-26-A—71 North 6th street, Brooklyn.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of stand-  
 ards and appeals of a public hearing under the provisions  
 of the building zone resolution, *Tuesday morning, Sep-*  
*tember 28, 1926, at 10 o'clock, in Room 1013, Municipal*  
*Building, on the following matter:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under  
 sections 7c and 21 of the building zone  
 resolution, of John J. Dunnigan, appli-  
 cant, on behalf of Walter Eveleth,  
 owner, to permit in a business district  
 extending from an unrestricted district  
 the erection and maintenance of a ga-  
 rage for the storage of more than five  
 (5) motor vehicles; premises northeast  
 corner of Inwood avenue and Macombs  
 road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

**SEPTEMBER 28, 1926, 2 P. M.**

## Petitions for Variations.

497-26-S—34 East 30th street, Manhattan.  
 500-26-S—440 Fulton street, Brooklyn.  
 501-26-S—130 West 45th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, JULY 27, 1926.

Present: Chairman Walsh, Commissioners Connell,  
 and Guilfoyle and Chief Kenlon.  
 The minutes of the regular meeting of the board, held  
 Tuesday morning, July 20, 1926, and the minutes of  
 regular meeting of the board, held on Tuesday after-  
 noon, July 20, 1926, were approved as printed in the  
 Bulletin, No. 30, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS

3-A.  
 APPELLANT—George M. Curtis, Jr., for B. & M.  
 Realty Co., owners.  
 SUBJECT—Application for reopening, modification,  
 appeal from orders of fire commissioner.  
 PREMISES AFFECTED—103-111 Humboldt street,,  
 Brooklyn.  
 APPEARANCES—  
 For Appellant: Wm. Blumberg.  
 ACTION OF BOARD—Laid over to September 21,  
 1926, at 10 a. m., on request of applicant's repre-  
 sentative.

25-A.  
 APPELLANT—Standard Oil Company of New Jersey.  
 SUBJECT—Appeal from decision of fire commissioner.  
 PREMISES AFFECTED—Certificate of approval for  
 combustible mixture, "Flit."  
 APPEARANCES—  
 For Appellant: None.  
 For Administration: Inspector Lynch of fire de-  
 partment.  
 ACTION OF BOARD—Laid over to September 21,  
 1926, at 10 a. m.

396-26-A.  
 APPELLANT—Otto Sichel, owner.  
 SUBJECT—Appeal from order of fire commissioner.  
 PREMISES AFFECTED—119-121 Bleecker street,  
 Manhattan.  
 APPEARANCES—  
 For Appellant: William L. Burk.  
 For Administration: Inspector Maher of fire de-  
 partment.  
 ACTION OF BOARD—Laid over to September 21, 1926,  
 at 10 a. m., on request of applicant's representa-  
 tive.

896-25-A.  
 APPELLANT—William Wrigley, Jr., Co., owner.  
 SUBJECT—Appeal from orders of fire commissioner.  
 PREMISES AFFECTED—1389 Metropolitan avenue,  
 Melvina, Borough of Queens.  
 APPEARANCES—  
 For Appellant: J. A. Bennett, Jr.  
 ACTION OF BOARD—Laid over to September 21,  
 1926, at 10 a. m., on request of appellant's repre-  
 sentative.

404-26-A.  
 APPELLANT—Cohen and Siegel, for 507-511 West  
 26th Street Co., Inc., owner.  
 SUBJECT—Appeal from order of fire commissioner.  
 PREMISES AFFECTED—507-511 West 26th street,  
 Manhattan.  
 APPEARANCES—  
 For Appellant: Herman E. Horwood.  
 For Administration: Inspector Maher of fire de-  
 partment.  
 ACTION OF BOARD—Laid over to September 21,  
 1926, at 10 a. m., on request of appellant.



# MINUTES

169-26-A.

APPELLANT—Philip J. Sinnott, for Servel Corp., lessee.

SUBJECT—Application for reopening, reconsideration, appeal from order of the fire commissioner.

PREMISES AFFECTED—607-611 West 47th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 21, 1926, at 10 a. m., on written request of appellant.

841-25-A.

APPELLANT—Samuel Rosenblum for Frederick Hussey Realty Co., owner.

SUBJECT—Application for reopening—reconsideration—appeal from decision of fire commissioner.

PREMISES AFFECTED—449-459 Seventh avenue, 153-167 W. 34th street and 160-166 W. 35th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and set for hearing September 21, 1926, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	5
Absent	0

373-26-A.

APPELLANT—Bernard Herzbrun for Starnic Realty Corp., owner.

SUBJECT—Application for reopening—reconsideration—appeal from decision of fire commissioner.

PREMISES AFFECTED—229-239 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Appellant: Bernard Herzbrun.

ACTION OF BOARD—Appeal reopened and set for hearing September 21, 1926, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	5
Absent	0

60-26-A.

APPELLANT—Charles P. Cannella, for Estate of Weinstein, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—108-142 Jewell street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	5
Absent	0

THE RESOLUTION:

(60-26-A)

WHEREAS, the foregoing appellant has filed with the board of standards and appeals an appeal from an order affecting the premises in question; and

WHEREAS, the appellant has failed to complete his papers though duly notified to do so;

Resolved, that the foregoing appeal be and it hereby is dismissed for lack of prosecution.

1206-25-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Lubraa Oil Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—147 Lombardy street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on conditions—As specified in resolution.

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	5
Absent	0

(1206-25-A)

WHEREAS, Croker National Fire Prev. Eng. Co., Lubraa Oil Corp., owner, filed November 20, 1925, appeal from an order of the fire commissioner, affecting premises No. 147 Lombardy street, Borough of Brooklyn and

WHEREAS, the order of the fire commissioner, dated January 22, 1925, reads (Order No. 97081-LC):

"With reference to your application for a permit to store lubricating oil at the above premises, I regret to inform you that I am without power to grant such a permit for the reason that Section 110, Chapter Code of Ordinances provides that no permit shall be issued for the manufacture, refining or distilling of petroleum products, shale oil or coal tar, including lubricating oil and greases.

"You are, therefore, ordered to discontinue the manufacture, refining or distilling of petroleum products, shale oil or coal tar, including lubricating oil and greases."

and

WHEREAS, the premises consist of a plot of ground having a frontage of approximately 90 ft. on Lombardy street, 110 ft. on Anthony street and a depth of 200 ft., upon which is located the plant used for compounding oils of the Lubraa Oil Corporation, consisting of a corrugated iron compounding building, one story in height, 20 ft. by 106 ft. in area, a boiler house, office, several oil pumps and oil storage tanks (a total storage of 50,000 gallons), 5 persons employed on the premises; and

WHEREAS, appellant contends that the work done on the premises consists of compounding and blending oils intended for the lubrication of machinery; that the oils have an average not less than 350 degrees F. in flash point; that the plant is isolated from other buildings; that all heating is done by steam and contends, further, that the operation of the plant does not conflict with section 110 of chapter 10 of the Code of Ordinances.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted for a period of two years so long as the condition and layout of the premises shall remain substantially unchanged; and on condition that the flashpoint of the oil used, stored and maintained on the premises shall be not less than 350 degrees F.

429-26-A.

APPELLANT—William F. Doyle, for Emmar Apartment Co., owner.

SUBJECT—Appeal from decisions of fire commissioner and superintendent of buildings.

PREMISES AFFECTED—306-310 West 52nd street, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.



# MINUTES

## E VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle .....	2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon .....	3
Absent .....	0

## THE RESOLUTION:

(429-26-A)

WHEREAS, William F. Doyle, for Enimar Amusement Company, owner, filed, May 18, 1926, an appeal from the decision of the fire commissioner and superintendent of buildings, affecting premises 306-10 West 52nd street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered May 6, 1926, reads:

"1. Provide sprinkler system installed in accordance with regulations of the Board of Standards and Appeals.

"2. Provide a standpipe system installed in accordance with regulations of the Board of Standards and Appeals."

Decision of the superintendent of buildings, rendered May 19, 1926, reads:

"1. Building must be fireproof construction.

"2. Entrance vestibule and rooms over same must be separated from auditorium by walls to fireproof material.

"3. Open courts 8 ft. wide must be provided on each side of auditorium with two emergency exits to outside courts from both sides of orchestra and balcony.

"4. Fire escapes must be provided in required open courts embracing the exits from balcony to said courts.

"5. Wall separating dressing rooms from stage and partitions dividing dressing rooms must be constructed of fireproof material and all doors in said walls must be fireproof.

"6. A brick wall extending 4 ft. above roof must separate the auditorium from stage.

"7. A fireproof curtain capable of withstanding a temperature of not less than 1,700 degrees F. for a period of 45 minutes must be provided in proscenium opening."

WHEREAS, the building is non-fireproof, 2 stories (40 ft.) in height, 75 ft. by 100 ft. (7,500 sq. ft.) in area; OCCUPIED as a theatre, seating 300 persons in the auditorium and balcony; and

WHEREAS, the appellant proposes to provide seats for 500 persons; the appellant contends that the building covers 10,000 sq. ft. in area, and has only an auditorium and balcony.

Resolved, that the decisions of the fire commissioner and superintendent of buildings be and they hereby are affirmed, and the appeal be and it hereby is denied.

A. APPELLANT—William J. Gorman, for Richey, Brown & Donald, Inc., owner.

SUBJECT—Appeal from order of fire commissioner. PREMISES AFFECTED—2101 Flushing avenue, Maspeth, Borough of Queens.

APPEARANCES— For Appellant: William J. Gorman. For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## VOTE

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(218-26-A)

WHEREAS, William J. Gorman, for Richey, Brown & Donald, Inc., owner, filed, March 15, 1926, an appeal from an order of the fire commissioner, affecting premises No. 2101 Flushing avenue, Maspeth, Borough of Queens; and WHEREAS, the order of the fire commissioner, dated February 1, 1926, reads (Order No. 89363-F):

"1. Install a standpipe system with risers 4 in. in diameter for Foundry Building No. 2, including building No. 3, tested to withstand a pressure of 300 lbs. per sq. in., extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is frame, one story (37 ft.) in height, 98 ft. 9 in. by 499 ft. 6 in. in area, including, also, a frame 2-story (37 ft.) in height extension (at the northwest), 162 ft. by 59 ft. 6 in. in area. A total area of approximately 57,000 sq. ft. OCCUPIED as a foundry, steel window sash and machine shop, 110 persons in entire premises; and

WHEREAS, appellant contends that the materials used and manufactured on the premises are non-hazardous; that there are only two open flames (blacksmith's forges) on the premises; that there are located throughout the premises hand fire extinguishers and water buckets; that the building is low in height and readily accessible to the fire department in the event of fire.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted only so long as the present use and operation of the business conducted on the premises remains substantially unchanged; on condition that the buildings shall be not increased in height or dimension; and that all portable fire extinguishers and fire buckets, as required by the fire commissioner, shall be installed and distributed throughout the premises.

238-26-A.

APPELLANT—Perry Winston, for Sea Gate Sisterhood, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—West side of West 23rd street, 100 ft. north of Mermaid avenue, Brooklyn.

APPEARANCES—

For Appellant: William Fox, Perry Winston.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(238-26-A)

WHEREAS, Perry Winston, for Sea Gate Sisterhood, owner, filed, March 20, 1926, an appeal from a decision of the superintendent of buildings, affecting premises on the west side of West 23rd street, 100 ft. north of Mermaid avenue, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered December 7, 1925, reads:

"Comply with original permit—limiting the height of non-fireproof public building to 40 ft. Permission to extend it to 42 ft. denied as contrary to Section 72-b.";

and

WHEREAS, the building is non-fireproof, 3 stories and basement (42 ft.) in height, 29 ft. by 104 ft. in area; OCCUPIED as a school—basement, lavatories; 1st story,



# MINUTES

auditorium, 250 seats; 2nd story, 5 classrooms, 80 students; 3rd story, 5 classrooms, 80 students; and

WHEREAS, the appellant has erected the school building 42 ft. in height instead of 40 ft. in height as originally approved by the superintendent of buildings; and

WHEREAS, the appellant contends that the building is outside the fire limits; that the small increase in height of the building does not cause any further fire hazard; that there is no heating plant within the building.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be limited to three stories above grade; that no story above the second tier of beams shall exceed a height of 10 ft. in the clear; that the building shall not be increased in height, area or dimension; and that all exits required by law shall be provided and maintained.

276-26-A.

APPELLANT—Robert Teichman, for Estate of Sol. M. Swartz, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—121-123 Greene street, Manhattan.

APPEARANCES—

For Appellant: Thomas A. Williams, Robert Teichman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(276-26-A)

WHEREAS, Robert Teichman, for Estate of Sol. M. Swartz, owner, filed, April 3, 1926, an appeal from an order of the fire commissioner, affecting premises 121-23 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 31, 1926, No. 88992-F, reads:

"Provide a separate and distinct system of AUTOMATIC SPRINKLERS throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the building is non-fireproof, 6 stories (85 ft.) in height, 50 ft. by 92 ft. in area at 1st story and 50 ft. by 35 ft. in area above; OCCUPIED: 1st story, cellar and sub-cellar, storage of furniture, 2 persons; 2nd story, vacant; 3rd story, show rooms, 4 persons; 4th story, hat block manufacture, 16 persons; 5th story, vacant; and

WHEREAS, the appellant contends that he was informed that the order was filed on account of the occupancy for the manufacture of dolls, on the 2nd, 3rd, 5th and 6th stories; that the objectionable occupancy for doll manufacture has been vacated; that due to the financial condition of the estate, it would be an unnecessary hardship to be forced to comply with the order at the present time.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the business deemed hazardous by the fire department throughout the building, the cause and basis of this order, shall be discontinued on or about September 15, 1926.

342-26-A.

APPELLANT—125th Street Baths, Inc., lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—149 West 125th street, Manhattan.

APPEARANCES—

For Appellant: George Cherurg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(342-26-A)

WHEREAS, 125th Street Baths, Inc., lessee, filed, April 19, 1926, an appeal from orders of the fire commissioner affecting premises 149 West 125th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated March 18, 1926, read:

Order No. 92819-F—

"1. Comply with one of the following alternatives required by Section 21, Chapter 12, Code of Ordinances:

(a) Provide a watchman who shall visit every portion of the premises and install an approved system of time detectors to properly record the movements of the watchman, or (b) Provide an approved automatic thermostatic fire alarm system to cover all portions of the premises, this equipment shall be local in character and shall be connected to the interior fire alarm system installed in the lodging house.

"If the automatic thermostatic fire alarm system (required by alternative b) is installed all work shall be done in accordance with the regulations of the Fire Department and plans in duplicate showing the location and number of thermostatic devices shall be filed with and approved by the Fire Department before work of installation may be commenced."

Order No. 92820-F—

"1. Install an adequate interior electric fire alarm system in accordance with the attached approved plan. Sec. 21, Ch. 12, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, 4 stories and basement in height, 25 ft. frontage on 125th street, extending 199 ft. 10 in. through the block, with 95 ft. frontage on 126th street (about 11,990 sq. ft.) in area; OCCUPIED for the purpose of Russian and Turkish baths; basins, pools, hot rooms and lockers; 1st story, offices, dormitories and restaurant; 2nd, 3rd and 4th stories, dormitories and rooms; and

WHEREAS, the appellant claims that he has provided pails, extinguishers and hose throughout the building; and there are 15 employees continually on duty at all times; furthermore, the appellant contends that he has operated the public baths on these premises during the past 2 years without having a fire.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted* only so long as the use and operation of the premises remain unchanged.

409-26-A.

APPELLANT—Crocker National Fire Prevention Co., for Brownsville Lumber Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—769-783 Rockaway avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.



# MINUTES

For Administration: Inspector Maher of fire department.

ON OF BOARD—Appeal granted on condition.

ITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

RESOLUTION:

(409-26-A)

REAS, Croker National Fire Prev. Eng. Co., for the  
ville Lumber Co., owner, filed, May 11, 1926, an  
from the order of the fire commissioner, affecting  
769-783 Rockaway avenue, Borough of Brooklyn,

REAS, the order of the fire commissioner No. 51874-F,  
December 13, 1923, reads:

1. Provide a fire pump of not less than 1,000 gallons  
minute capacity, suctioning from a tank or pump  
at least 30,000 gallons capacity as per rule 37  
adopted by the Board of Standards and Appeals of  
20, 1923.

2. Provide a sufficient number of hydrants in yard,  
to be not more than 250 ft. distant from each  
with hose attached as per rule 37 adopted by the  
Board of Standards and Appeals, July 20, 1923.

3. Provide one monitor nozzle with remote control  
as per rule 37, adopted by the Board of Standards and  
Appeals.”;

AS, the premises consists of a plot 150 ft. by 200  
00 sq. ft. in area), containing 3 attached brick  
(stable, garage and office)—two are one story  
and two stories in height, 25 ft. by 100 ft. over all,  
frame sheds and lumber piles, with avenues 12 to  
width; OCCUPIED as a lumber yard; and  
AS, the appellant contends as to item 1 that inas-  
the premises is only 30,000 sq. ft. in area, a fire  
not required under the rules; as to item 2, there  
hydrant on each of the three street fronts; that  
no point in the lumber yard more than 250 ft.  
ty hydrant; as to item 3, that fire buckets and  
been provided throughout the premises; further-  
there is a watchman constantly on the prem-

that the order of the fire commissioner be and  
is *modified* and the appeal be and it hereby is  
on condition that the business shall be confined  
to the plot, 150 ft. deep on Rockaway avenue and  
street; that the open driveways not less than  
width, as indicated on the plans in this appeal,  
be maintained; that no lumber pile shall exceed  
15 feet; and that all fire casks, as required  
by the commissioner, shall be distributed and main-  
tained throughout the premises.

ANT—Frank Glanz, for Preferred Utilities  
Co., Inc., present owner.

—Application for reopening, modification of  
resolution (re: appeal from decision of fire com-  
missioner).

S AFFECTED—Southeast corner of Third  
and Creek street, L. I. City, Borough of  
Queens.

NCES—

Appellant: Frank Glanz.

OF BOARD—Appeal reopened and modifica-  
tion denied.

THE VOTE TO REOPEN AND MODIFY—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell and Holland and Chief Kenlon 4  
Absent: Commissioner Guilfoyle ..... 1

THE RESOLUTION:

(1450-21-A)

WHEREAS, Samuel Rosenblum, consulting engineer, for  
Joseph H. Parker, owner, filed, November 23, 1921, an  
appeal with the board of appeals, from a decision of the fire  
commissioner, affecting premises southeast corner of Third  
and Creek streets, Long Island City, Queens; and

WHEREAS, the decision of the fire commissioner, dated  
November 10, 1921, in acting on N. B. Application No.  
1331-21, reads:

“2. Tanks must be buried 2 ft. below the lowest  
level within 10 ft.

“3. Tanks must be encased in 12 in. stone concrete.  
Show on plans. Concrete encasing tanks must be sep-  
arate and be independent of the foundation walls of  
the building.

“4. Concrete around tanks may not serve as a foun-  
dation for column supporting roof.”;

and

WHEREAS, the premises consist of a plot of ground, fac-  
ing on Creek and Third streets, used as an oil storage plant,  
upon which there is an existing one story metal building  
and on which the appellant proposes to erect a one story  
non-fireproof building, 42 ft. by 37 ft. in area, under this  
building, on a pile foundation, are to be installed four tanks  
for the storage of gasoline, these tanks being partly en-  
cased in concrete with the top of the tanks one foot above  
ground level, the tanks each having a capacity of 15,000  
gallons, the foundation walls of the building and columns  
supporting the roof of the proposed building to rest on the  
concrete bed enclosing the tanks; and

WHEREAS, appellant states that it is impossible to sink  
the tanks any lower due to tide conditions and that it  
would be a hardship to drive additional piles for the foun-  
dation walls of the building; and

WHEREAS, this appeal was granted by the board at its  
meeting December 27, 1921, by the adoption of the follow-  
ing resolution:

“Resolved, that the decision of the fire commissioner  
be and it hereby is *modified* and the appeal be and it  
hereby is *granted*, on condition that a wall 3 feet in  
height be erected surrounding the tanks above grade,  
and that the space above the tanks to the underside of  
the floor be filled in solidly with tamped earth or fill,  
that a concrete floor be installed, and that the building  
above these tanks be not increased at any time to a  
height exceeding that now shown on the plans, namely,  
in actual story height 11 ft. 8 in., or 15 ft. 8 in. above  
grade.”;

and

WHEREAS, appellant requests a modification of this res-  
olution to permit the erection of a wooden loading plat-  
form, the relocation of the office and the use of one 4 in.  
fill line instead of two 3 in. fill lines.

Resolved, that the request for modification be and it  
hereby is *denied* and the resolution as of December 27,  
1921, be and it hereby is *affirmed*.

## BUILDING ZONE CASES

901-25-BZ.

APPLICANT—McCooley and Conroy, for Hyman Mor-  
genstern, owner.

SUBJECT—Application (re: decision of the the supt. of  
bldgs.) under section 7g of the building zone  
resolution, to permit in a business district the  
erection and maintenance of a garage for the



# MINUTES

storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—1305-1309 Gates avenue,  
Brooklyn.

## APPEARANCES—

For Applicant: Murray Riskin.  
For Opposition: Stella Hickman.

ACTION OF BOARD—Laid over to September 21, 1926,  
at 10 a. m., on request of applicant.

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Greenberg, owner.

SUBJECT—Application for reopening—reconsideration—(re: decision of tenement house commissioner) under sections 7c and 21 of building zone resolution to permit in an "F" area district extending from a "C" area district the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district.

PREMISES AFFECTED—Southwest corner of Forest parkway and Ruth place, Woodhaven, Queens.

## APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: None.

ACTION OF BOARD—Application set for calendar call September 14, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

437-26-BZ.

APPLICANT—H. H. Murdock, for 250 W. 25th street Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a portion of a street between two intersecting streets in which portion there exists an exit from and an entrance to a public school and within 200 feet from such exit and entrance, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—250-252 West 25th street, Manhattan.

## APPEARANCES—

For Applicant: H. H. Murdock.  
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

318-26-BZ.

APPLICANT—Mary Di Benedetto, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a store.

PREMISES AFFECTED—751 East 213th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(318-26-BZ)

WHEREAS, the foregoing applicant has filed with the board of standards and appeals application under the building zone resolution affecting the premises in question; and

WHEREAS, the applicant has failed to complete the papers, though duly notified to do so;

Resolved, that the application be and it hereby is dismissed for lack of prosecution.

333-26-BZ.

APPLICANT—John J. Dunnigan, for Lichtenstein and Bernstein, owners.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the proposed extension of an existing wet wash laundry.

PREMISES AFFECTED—1882 Crotona avenue, The Bronx.

## APPEARANCES—

For Applicant: John J. Dunnigan.  
For Opposition—Charles V. Halley, Jr., M.  
Breen, Harry Goldstein, Thomas F. Breyer,  
Louis B. Wulf.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Commissioners Connell, Holland  
and Guilfoyle and Chief Kenlon .....  
Negative: Chairman Walsh .....  
Absent .....

## THE RESOLUTION:

(333-26-BZ)

WHEREAS, John J. Dunnigan, for Lichtenstein and Bernstein, owners, filed, April 16, 1926, an application, under the building zone resolution, to permit in a business district the extension of an existing wet wash laundry building; premises 1882 Crotona avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting July 27, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Crotona avenue is in a business district; East 176th street is in a residence district; and that Fairmount place is in a residence district;

WHEREAS, the decision of the superintendent of buildings, rendered April 16, 1926, reads:

"Your application of April 13th, 1926, for a certificate of occupancy of the building at No. 1882 Crotona avenue, Bronx, converting the use of premises from a store to a wet wash laundry is hereby disapproved as the premises are located in a business district and the proposed use as a wet wash laundry is prohibited by the provisions of the building zone resolution."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 30 ft. 10 in. and a depth of 90 ft. 4 in., and



# MINUTES

WHEREAS, the proposed extension is of non-fireproof construction, one story in height, with a frontage of 26 ft. in. and a depth of 90 ft. 4 in.; to be occupied as a wet laundry; and

WHEREAS, the board deemed that the applicant substantiated his basis of appeal under section 21 in that the existing laundry existed prior to July, 1916.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the premises, as extended, shall not exceed a one-story structure in height above grade; that the use of proposed extension shall be limited and restricted to the operation and conduct of ironing work only, separated from the existing laundry use by a wall of approved masonry, with more than one opening therein, protected with an approved automatic fire door; and that all permits required for the use, operation and conduct of laundry on the premises shall be obtained within 90 days.

6-BZ.

APPLICANT—David Falconer, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—183-185 Patterson avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: David Falconer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(245-26-BZ)

WHEREAS, David Falconer, owner, filed, March 23, 1926, application, under the building zone resolution, to permit in business district the alteration and extension of a garage for the storage of more than five motor vehicles; premises 183-185 Patterson avenue, Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Patterson avenue is in a business district; Van Alst avenue is in a business district and Patterson avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 15, 1926, Alt. 697-1926, reads:

"The extension of a garage for more than five motor vehicles in business district is prohibited by the Law."

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 120 ft.; and

WHEREAS, the proposed rear extension is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 15 ft.; and to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the board deemed that the applicant substantiated his basis of appeal under Section 7e, in that there

existed a stable for more than five horses in July, 1916, and the board deemed that it would be a hardship if owner were not permitted to extend the present garage as the strip of ground at rear could not be used to any practical advantage for any other purpose.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted only so far as it affects the rear of the building, on condition that the proposed extension shall not exceed a one-story structure in height nor a depth of 15 ft. by a width of 50 ft., opening on alley at rear of building on public right-of-way; that the existing structure shall be not increased otherwise in height or area; that the conditions of the original resolution, granted by this board under Cal. No. 1003-24-BZ, shall be complied with in all respects; and that any permits required shall be obtained within 90 days and any work entailed thereby shall be completed within six months from the date of this action.

1157-25-BZ.

APPLICANT—William F. Doyle, for Milef Realty Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution.

PREMISES AFFECTED—306-308 West 38th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative: Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION:

(1157-25-BZ)

WHEREAS, William F. Doyle, for Milef Realty Corporation, owner, filed, November 10, 1925, an application, under the building zone resolution, to permit in a 1½ times height district the erection of the street walls of a proposed building to a height exceeding the limit set by the building zone resolution; premises 306-308 West 38th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 38th street is in a 1½ times height district, and that the west side of 8th avenue between 37th street and 38th street is in a 1½ times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 5, 1925 (N. B. App. No. 551-25), reads:

"1. Building is a one and one-half times district and may not exceed 90 ft. in height without lawful setbacks (Section 8-c of the Zoning Resolution)."; and

WHEREAS, the proposed building, to be occupied for lofts, offices and showrooms, is to be fireproof, 14 stories (160 ft.) in height, 50 ft. by 98 ft. 9 in. in area; West 38th street is 60 ft. in width—and the allowable height of the street walls of the proposed building (without setback), based on width of street and excess height of buildings adjoin-



# MINUTES

ing, is 140 ft. It is proposed to carry the street walls of the building (without setback) to a height of 160 ft.; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* only so far as it affects the front elevation without a setback to a height not exceeding 150 ft., on condition that the requirements of the building zone resolution shall be complied with in all other respects; and that any permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

352-26-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Julbert Building Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1922-1946 Gravesend avenue Brooklyn.

APPEARANCES—

For Applicant: Thomas O'Rourke Gallagher.  
Mr. Briskin, John A. Maher.

For Opposition: Max Levine.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle .....	1
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .....	4
Absent .....	0

THE RESOLUTION:

(352-26-BZ)

WHEREAS, Thomas O'Rourke Gallagher, for Julbert Building Corporation, owner, filed, April 22, 1926, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1922-1946 Gravesend avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district; Woodside avenue is in a business and that Dahill road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 10, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 to Sec. 4a, 15.

"The erection of a garage for more than five motor vehicles partly in a residential district and partly in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 220 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to consideration, in that he did not substantiate his basis of appeal under sections 7-c and 21.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

368-26-BZ.

APPLICANT—The Nicholson Company, for Manor Coal Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a coal pocket.

PREMISES AFFECTED—Northeast corner of intersection of Pelham Bay Park and N. Y., N. H. & H. R.R., The Bronx.

APPEARANCES—

For Applicant: E. C. Beecroft and Max Warm  
For Opposition: Albert K. Roemarmann.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Absent .....	

THE RESOLUTION:

(368-26-BZ)

WHEREAS, The Nicholson Company, for Manor Coal Corporation, owner, filed, April 27, 1926, an application under the building zone resolution, to permit in a residence district, the erection and maintenance of a coal pocket premises northeast corner of intersection of Pelham Bay Park and N. Y., N. H. and H. Railroad, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the area between Pelham Bay Park and Westchester County is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 21, 1926, reads (N. B. 454-26):

"1. Erection of coal pocket within residence district contrary to Sec. 3, Zone Resolution."

and

WHEREAS, the premises consist of an irregular plot ground, 329 ft. by 209 ft. in area—upon which it is proposed to erect five concrete coal pockets—each approximately 46 feet in diameter and 66 feet high; having a combined capacity of 2,000 tons; and

WHEREAS, the board deemed that the applicant was not entitled to consideration in that he did not substantiate his basis of appeal under section 21.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

372-26-BZ.

APPLICANT—Fred C. Hulbert, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline sell station.

PREMISES AFFECTED—Southeast corner of Pelham Avenue and Hylan boulevard, Annadale, Borough of Richmond.

APPEARANCES—

For Applicant: George A. Wilson.  
For Opposition: Thomas J. Walsh, Mrs. Luth  
haus, Miss Knaebel.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Absent .....	



# MINUTES

## THE RESOLUTION:

(372-26-BZ)

WHEREAS, Fred C. and Lillian Hulbert, owners, filed, April 28, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises southwest corner of Pouillion avenue and Hylan boulevard, Annadale, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pouillion avenue is in a business district; Hylan boulevard is in a business district and that South 4th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 22, 1926, reads:

"Your application No. N. B. 501-1926 for the installation of gasoline tanks on the southeast corner of Hylan boulevard and Pouillion avenue, Annadale, is hereby disapproved, being contrary to Zoning Resolution (gasoline station in business zone).";

WHEREAS, the premises consist of an irregular plot of ground, having a frontage of 130 ft. on Hylan boulevard and 182 ft. on Pouillion avenue, upon which it is proposed to erect a gasoline selling station, consisting of a 24 ft. by 12 ft., 2-story frame dwelling, a 12 ft. by 18 ft. garage for two cars and two 550-gallon storage tanks and pumps;

WHEREAS, the board deemed that the applicant did not substantiate his basis of appeal under section 21 and therefore was not entitled to consideration.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

-26-BZ.

APPLICANT—William F. Doyle, for David Skolkin, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution to permit in a residence district extending from a business district the erection and maintenance of a theatre, store and office building.

PREMISES AFFECTED—Southwest corner of 87th street and Jamaica avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Mrs. Minnie Dittrich.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(414-26-BZ)

WHEREAS, William F. Doyle, for David Skolkin, owner, May 13, 1926, an application, under the building zone resolution, to permit in a residence district, extending from business district, the erection and maintenance of a theatre, store and office building; premises southwest corner of 87th street and Jamaica avenue, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jamaica avenue is in a business district; 87th street is in a residence district and that 88th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 11, 1926, reads (N. B. 6663-26):

"1. The erection of a theatre in a business district extending into a residential district is contrary to zone resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction; two stories in height, with a frontage of 101.83 ft. and a depth of 150 ft. and 170 ft. irregular; to be occupied as a theatre, store and office building; the theatre structure extending approximately 68 ft. into the residence district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-c in that the plot is divided by a use district boundary line; and under section 21 for the reason that the extension into the residence district would not injure the neighborhood and he had consents from 17 owners in the area affected.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall not exceed in depth a distance of 150 ft. from the corner formed by the intersection of the southerly side of Jamaica avenue and the westerly side of 87th street; that the building shall be constructed in accordance with section 25 of article 5 of the Code of Ordinances; that there shall be no store or business display on the 87th street front, other than the return of the plate glass show window of the corner store; that there shall be no openings on the 87th street front other than those required for emergency and service exits of the theatre; that the exterior wall of the 87th street elevation shall be finished with face brick and architectural terra cotta or stone trimmings; that there shall be no signs on the 87th street front; that the theatre building shall not exceed a height of an auditorium and balcony construction; and that any permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

421-26-BZ.

APPLICANT—Julius Eckmann, for Stollkester Holding Corporation, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—181 Delancey street and 54-62 Attorney street, Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann.

For Opposition: Harry M. Devoe, Benjamin Komarow, Samuel Bloch.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(421-26-BZ)

WHEREAS, Julius Eckman, for Stollkester Holding Corp., owner, filed, May 14, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage



# MINUTES

of more than five motor vehicles; premises 181 Delancey street and 54-62 Attorney street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Delancey street is in a business and unrestricted district; Attorney street is in a business district and that Ridge street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 10, 1926, N. B. 232-1926, reads:

"1. Location of proposed garage in a business district is contrary to Art. II, Section 4 of the Zoning Resolution.";

and  
WHEREAS, the proposed building is to be of non-fireproof construction, basement and one story in height, with a frontage of 100 ft. and a depth of 100 ft., to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to consideration under section 7-e, in that part of the premises under appeal has been used as a stable since July, 1915, verified to by letter from health department.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall not exceed a building two stories in height above grade and shall be constructed fireproof throughout; that the southerly and easterly gable walls shall be unpierced throughout their entire height and length; that there shall be no opening on Attorney street other than an emergency exit, not exceeding a width of 3 ft. 8 in.; that there shall be no other openings on Attorney street on the 1st story level other than windows, the sills of which shall be not less than 5 ft. 6 in. above sidewalk grade; that no skylights shall be incorporated in the roof of this structure within 25 ft. of the southerly or easterly gable walls; that any skylights installed shall be glazed with plain glass, protected with wire guards above and below; that any single gasoline storage tank installed shall not exceed a capacity of 550 gallons and shall be located at the extreme front of building, at the Delancey street front; and that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

543-26-BZ.

APPLICANT—Henry B. Saltman, owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Yellowstone avenue and Queens boulevard, Forest Hills Terrace, Borough of Queens.

APPEARANCES—

For Applicant: John Flanagan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(543-26-BZ)

WHEREAS, Henry B. Saltman, owner, filed, June 1926, an application, under the building zone resolution permit in a business district, extending from an unrestricted district, the erection and maintenance of a line service station; premises southwest corner of Queens boulevard and Yellowstone avenue, Forest Hills Terrace, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; Yellowstone avenue is in a business district and that Gerard place is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1926, No. 2042-1926, reads:

"1. Contrary to the Building Zone Resolution that a gasoline station may not be erected in a business district.";

and

WHEREAS, the premises consist of an irregular plot of ground on which it is proposed to bury gasoline storage tanks and erect 9 pumps and an office building of non-fireproof construction, one story in height, with a frontage of 52 ft. and a depth of 26 ft.; the entire premises to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant substantially satisfied his basis of appeal under sections 7-c and 21 and was entitled to consideration, in that the premises are designated by two use district designations.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that any tanks installed in conjunction with the use of the premises as a gasoline selling station shall be located entirely within the property lines; that the pumps for the supply of vehicles in transit shall be located sufficiently back from the building line so as not to require the service of vehicles on the property within the premises; that all permits required shall be obtained within nine months and the work involved therein shall be completed within eighteen months.

588-26-BZ.

APPLICANT—Winter and Wilkes, Inc., owner.

SUBJECT—Application (re: decision of superintendent of buildings), under sections 7c, 7d and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building occupied in part for business and office purposes.

PREMISES AFFECTED—150 West 59th street and 145 West 58th street, Manhattan.

APPEARANCES—

For Applicant: Alexander Rose.

For Opposition: Joseph A. Seidman, Henry Blumenthal, M. S. Kachmel, Samuel J.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle .....

Negative: Chief Kenlon .....

Absent .....

## THE RESOLUTION:

(588-26-BZ)

WHEREAS, Winter & Wilkes, Inc., owner, filed, June 1926, an application, under the building zone resolution permit in a residence district the erection and maintenance



# MINUTES

of a building occupied in part for business and office purposes; premises 150 West 59th street and 145 West 58th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 27, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 59th street is in a residence district; West 58th street is in a business district and that 7th avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 1, 1926, N. B. 300-1926, reads:

"1. Proposed business and office use unlawful in a residence district. Art. II, Building Zone Resolution."

WHEREAS, the proposed building is to be of fireproof construction, 39 stories on 59th street and 13 stories on 58th street in height, with a frontage of 108 ft. 6 in. and a depth of 200 ft. 10 in.; to be occupied in the 59th street for doctor's and dentist's offices and in the 58th street for apartments; and

WHEREAS, the board deemed that applicant was entitled to consideration, in that he substantiated his basis of appeal, under section 21 of the building zone resolution; and

WHEREAS, the conduct of a doctor's professional practice is not prohibited in residence use districts, the variation of the zoning resolution for this building for use exclusively of doctors' offices is within the purview of adjustment under the specific proviso that this variation shall not be judged a precedent for the invasion of this street by business building or use.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted as to the use, occupancy and operation of the Central Park South or street portion of the property for a depth of 100 ft. wholly therefrom, within the residence use area district, on condition that the building use and occupancy shall be restricted and limited exclusively to doctors' offices of medical and dental profession in the practice of their profession; that the requirements of the building zone resolution shall be complied with in all other respects as to height, area and use; that the street wall on the 59th street front shall not be erected in excess of 200 ft. on building line, without setback; that there shall be no signs, display or advertising of any nature or description permitted on any part of the building on the 59th street front; and that all permits required shall be obtained within six months and the building completed within eighteen months from the date of this action.

1349-24-BZ.

APPLICANT—Olcott, Olcott & Glass, for James Everard's Breweries, owner.

SUBJECT—Application (re: decision of superintendent of buildings), to permit under section 7e of the building zone resolution, in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles (previously before the board).

PREMISES AFFECTED—5-15 East 133rd street, Manhattan.

APPEARANCES—

For Applicant: B. A. Moynahan.

For Opposition: None.

ACTION OF BOARD—Application to modify granted.

BY VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon . . . . . 5

Negative . . . . . 0

Absent . . . . . 0

## THE RESOLUTION:

(1349-24-BZ)

WHEREAS, Olcott, Olcott & Glass, for James Everard's Breweries, owner, filed, November 29, 1924, an application, under the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five motor vehicles; premises 5-15 East 133rd street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, January 13, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 133rd street and Fifth avenue are business districts and East 134th street is an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 31, 1924, in acting on Alteration Application 2532-24, reads:

"(1). Garage prohibited in a business district."

and

WHEREAS, the existing garage is non-fireproof, three stories in height, 52 ft. 2 in. by 94 ft. 1 in. in area; it is proposed to alter and extend this garage by the addition of a non-fireproof building, 2 stories in height and 47 ft. 10 in. by 94 ft. 1 in. in area and to use the entire premises as a garage for the storage of more than five motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 25, 1916, a garage for the storage of more than 5 motor vehicles; and

WHEREAS, this application was granted by the board, January 13, 1925, reopened July 20, 1926, for the purpose of amendment, applicant having through error quoted the premises as Nos. 9-13 instead of Nos. 5-13 East 133rd street; and

WHEREAS, an error was made in the original application, when premises was cited as 9-15 East 133rd street instead of 5-15 East 133rd street.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted so far as it affects the entire premises as varied by this board under Cal. No. 1349-24-BZ and that the stipulations of said resolution, to wit:

"That the building be limited in height to two stories; that the easterly gable wall be unpierced throughout its entire height and length; that the front elevation shall be finished in face brick or cement concrete stucco, with architectural terra cotta or stone trimmings; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action." shall be complied with.

900-25-BZ.

APPLICANT—William F. Doyle, for Dornhage Realty Corp., owner.

SUBJECT—Application for reopening, interpretation of resolution (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used as a theatre and also as stores.

PREMISES AFFECTED—Southeast corner of Jerome avenue and E. 199th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.



# MINUTES

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION:

(900-25-BZ)

WHEREAS, William F. Doyle, for Dornhage Realty Corporation, owner, filed, September 3, 1925, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed building to be used as a theatre and also as stores; premises southeast corner of Jerome avenue and East 199th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 29, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; that Grand Concourse is in a residence district; and that East 199th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 1, 1925, reads:

"1. Proposed erection of theatre building in business district extending into a residence district is contrary to provisions of the Building Zone Resolution.";

and

WHEREAS, the building as originally proposed was to be of fireproof construction, one story (45 ft.) in height, with a frontage of 246 ft. on Jerome avenue and 192.43 ft. on East 199th street; to be occupied as a theatre and also as stores; it is now proposed to eliminate the theatre and erect an apartment house with stores in the first story, extending into the residence district; and

WHEREAS, the board concluded that there would be practical difficulty and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution; and

WHEREAS, the board, on December 29, 1925, granted a variation permitting the erection of a theatre and store use extending from a business into a residence district, stipulating therein that the building be restricted in height to a one story building; and

WHEREAS, application has been made for the substitution of a tenement house use permissible in a residence district, instead of the theatre use.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted only so far as it affects the first or street story for retail mercantile store use within the residence use area; on condition, that any advertising display within the residence use district shall be confined to the plate glass show windows of the store front; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months.

1289-23-BZ.

APPLICANT—W. F. Kenworth, for the Laemmle Building Corp., owner.

SUBJECT—Application for reopening, extension of time, (re: decision of superintendent of buildings), to permit in a business district extending into a residence district, the erection and maintenance of a theatre and business building.

PREMISES AFFECTED—4515 New Utrecht avenue, Brooklyn.

APPEARANCES—

For Applicant: Weier Steinbrink, W. F. Kenworth.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of time granted.

## THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION:

(1289-23-BZ)

WHEREAS, Samuel Gardstein, for Abclur Realty Company, owner, filed, November 12, 1923, an application, under the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre and business building; premises 4515 New Utrecht avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, January 22, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is in a business district and 45th and 46th streets are residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 24, 1923, in acting on App. No. 1289-23, reads:

"Denied—Proposition contrary to the Zone Resolution, Art. II, Sec. 3. Extending a business use into a residential district.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 112 ft. 2 in. and a depth of 136 ft. 10 in. at south and 202 ft. 10 in. at north, to be occupied as theatre and stores; and

WHEREAS, under the provisions of section 7, subdivision C, the board is empowered to act; and

WHEREAS, the application was granted by the board of standards and appeals, at its meeting, January 22, 1924, on certain conditions; the present architect requested a modification of these conditions as to time limit.

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the northerly gable wall be unpierced throughout its entire height and length; that any openings to the northerly side rear of the building, be limited to two emergency exits; that the open court to the rear be enclosed in a brick wall not less than 8 ft. in height; the use of building be restricted to a motion picture theatre with stores on New Utrecht avenue front; that there shall be no advertising signs or billboards displayed or exposed on the 46th street side beyond 25 ft. from New Utrecht avenue front;

Resolved, further, that all permits necessary for prosecution of the work shall be obtained within 60 days and the building erected within nine months from the date of this action, July 27, 1926.

287-24-BZ.

APPLICANT—David G. McConnell, for Bayie Realty Company, Inc., owner.

SUBJECT—Application for reopening, modification of resolution (re: decision of superintendent of buildings), to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—524 Jackson avenue, Bronx.

APPEARANCES—

For Applicant: David G. McConnell.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension granted.



# MINUTES

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(287-24-BZ)

WHEREAS, David McConnell, for Bayie Realty Co., Inc., owner, filed, February 25, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 524 Jackson avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 27, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and WHEREAS, the use district maps accompanying the building zone resolution show that Jackson and Concord avenues are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered January 25, 1924, in acting on N. B. App. No. 24, reads:

"Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 41 ft. on Jackson avenue and 33 ft. on Concord avenue and a depth of 200 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, this application was denied by the board at its meeting, October 14, 1924, and reopened December 9, 1924, by vote of the board; and

WHEREAS, there existed on this street, Jackson avenue, between the intersecting streets, on July 25, 1916, a stable for more than five horses; and

WHEREAS, this application was granted by the board of standards and appeals at its meeting, June 27, 1925, on certain conditions and applicant requested an interpretation of these conditions as to the height of the building and an extension of time to complete the work; and

WHEREAS, there is a difference of approximately 12 ft. grade of streets.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that application be and it hereby is granted on condition that the structure be limited in height to one story above grade on both street fronts; that the gable walls shall be pierced throughout their entire height and length; that there shall be no roof signs of any nature or description on the structure; that there shall be no advertising display, bill-boards or signs permitted on the street front of the building, other than one electric sign indicating the title of the garage; that the front elevation shall be finished in face brick, with architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the Jackson avenue front of premises; that all permits necessary for the prosecution of the work shall be obtained within nine months and building completed within eighteen months from the date of this action, July 27, 1926.

5-BZ.

APPLICANT—William F. Doyle, for Osbruck Realty Co., owner.

SUBJECT—Application for reopening, extension of time (re: decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED: Northwest corner of Grandview avenue and Ralph street, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

## THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(696-25-BZ)

WHEREAS, William F. Doyle, for Osbruck Realty Company, owner, filed, July 3, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises northwest corner of Grandview avenue and Ralph street, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 8, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grandview avenue is in a business district; that Ralph street is in a business district, and that Bleecker street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 29, 1925, reads:

"1. Erection of a public garage for more than five cars is forbidden in business district. Not examined further."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 150.13 ft. and a depth of 99.45 ft. and 101.89 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there are other prohibited uses in the street, and applicant has made reasonable effort to secure 80 per cent of consents as provided in section 7-g of the zone resolution; and

WHEREAS, the board concluded that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution, and applicant should be granted relief under section 21; and

WHEREAS, the application was granted by the board at its meeting, December 8, 1925, on certain conditions and applicant requested a modification of the time limit imposed.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that application be and it hereby is granted on condition that the building be restricted in height to a one-story structure; that there shall be no vehicular entrance on Grandview avenue; that any gasoline storage equipment installed shall be located to the northerly end of the building at the Ralph street front; that there shall be no signs or advertising permitted on the Grandview avenue front, other than one projecting electric sign indicating the title of the garage; that the rear and gable walls shall be unpierced throughout their entire height and length; that the street front elevations shall be finished in face brick, with architectural terra cotta or stone trimmings; and that all permits necessary for the prosecution of the work shall be obtained within six months and the building completed within eighteen months from the date of this action, July 27, 1926.



# MINUTES

1046-24-BZ.

APPLICANT—Simpson & Rolston, Inc., for Pie Bakeries of America, Inc.

SUBJECT—Application for rescindment (re: decision of superintendent of buildings), to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—North side of 2nd street, 170 ft. 9 in. east of 4th avenue, Brooklyn.

APPEARANCES—

For Applicant: Brown Rolston.  
For Opposition: None.

ACTION OF BOARD—Application reopened; resolution rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1046-24-BZ)

WHEREAS, Thomas F. Martin, owner, filed, December 9, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises north side of Second street, 170 ft. 9 in. east of Fourth avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 2, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show Fourth avenue, east side, is a business district; Fourth avenue, west side, is an unrestricted district and Second street is a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 17, 1924, in acting on App. No. 14940-24, reads:

"Public garage in a business district contrary to Art. II, Par. No. 4 of the zone resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage of 200 ft. and a depth of 100 ft., to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, applicant established his basis of appeal under section 7-g by filing 82 per cent of consents by affected property owners, and the board deemed that the application should be granted under such conditions as would safeguard affected property; and

WHEREAS, the board of standards and appeals, under date of June 2, 1925, granted a variation in the application of the use district regulations affecting the entire premises, reading:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure be limited in height to a one-story building, erected fireproof; that the rear and gable walls shall be unpierced throughout their entire height and length; that the garage area be subdivided, substantially in half, by a wall of approved masonry, any openings therein to be equipped with approved fireproof doors; that any skylights installed shall be glazed with plain glass equipped with wire guards above and below; that the front elevation shall be finished in face brick, panel design, with architectural terra cotta or stone trimmings; that there shall be no roof sign maintained and no advertising on the premises, other than one projecting electric sign, indicating the title of the garage;

that all permits necessary for the prosecution of work shall be obtained within nine months and building completed within eighteen months from date of this action."

and

WHEREAS, it appears that the premises have been sold and a portion sold and on this portion a non-fireproof garage has been erected in violation of conditions imposed in the resolution of June 2, 1925.

Resolved, that the board of standards and appeals hereby rescind the action of the board of appeals of June 2, 1926, and that the variation granted be and it hereby be null and void.

820-25-BZ.

APPLICANT—John J. O'Connor, for Washington Improvement Corp., owner.

SUBJECT—Application for reopening, modification of decision of superintendent of buildings), to permit in a residence district the erection and maintenance of a building to be used for office and theatre purposes.

PREMISES AFFECTED—1714-1726 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: John J. O'Connor.  
For Opposition: None.

ACTION OF BOARD—Application reopened and modification granted.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative: Chairman Walsh .....	0
Absent .....	0

THE RESOLUTION:

(820-25-BZ)

WHEREAS, John J. O'Connor, for Washington Improvement Corporation, owner, filed, August 10, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for office and theatre purposes; premises 1714-26 Kings Highway, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals;

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district; East 18th street is in a residence district; East 17th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a theatre extending into a residential district."

and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 108 ft. and a depth of 170.59 ft. and 129.40 ft., irregular, occupied as stores and theatre; and

WHEREAS, the following resolution was adopted by the board on January 2, 1926:

"Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the occupancy of the premises for office picture theatre building and business use shall be restricted to and not exceed a depth of 129 ft. from the corner formed by the intersection of Kings Highway and East 18th street; the rear wall shall be parallel with Kings Highway; that there shall be no advertising on the premises, other than one projecting electric sign, indicating the title of the building;



# MINUTES

no opening from the theatre structure on the East 18th street front of any nature or description other than doorways required by the building code as emergency exits, which doors shall remain closed at all times; that there shall be a return brick pier of not less than 12 in. on Kings highway at the corner formed by the intersection of East 18th street and Kings highway; that the remaining parcel of this property, approximately 41 ft., more or less, fronting on East 18th street, shall be developed for conforming use, private dwelling, and said structure shall be erected at the same time as the proposed motion picture theatre, and the frame and roof shall be enclosed before the first tier of beams of the theatre is installed; that there shall be no advertising, billboards, signs or display of any nature or description permitted on the East 18th street front of said proposed theatre structure; that the street frontage shall be finished in face brick or natural stone, with architectural terra cotta or stone trimmings; that the exterior of the rear (southerly) wall shall be finished in light-colored face brick; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months.";

WHEREAS, the applicant now requests a modification of resolution as to the depth of the building; and requests a date of July 27, 1926, a further modification as to setbacks on the East 18th street front; and

WHEREAS, the board deemed that applicant was entitled relief under section 7-c in that the use boundary line divides the property into two different zones, and under section 21, due to the angular shape of the lot, it would be a hardship to be deprived of the use as requested, because a smaller area could not be profitably utilized.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building and structure shall be restricted to the conduct of motion picture theatre, other than stores on the Kings highway front; that the structure shall be limited to two stories in height—auditorium and balcony only; that the building on the 18th street front shall not exceed a depth of 12 ft. southerly from the corner, formed by the intersection of Kings highway and East 18th street; that the building shall be provided within the property lines of the premises before us on appeal; that there shall be no building from the theatre structure on East 18th street other than doorways required by the building code as emergency exits, which doors shall remain closed at all times; that the East 18th street wall shall be returned on Kings highway for a distance westerly of not less than 16 ft. to the corner formed by the intersection of Kings Highway and East 18th street; that the adjoining property to the building now occupied for private residence and dwelling shall be maintained, in the same ownership of the plot adjoining the north and under appeal; that there shall be no advertising, bill-boards or signs of any nature or description permitted on the East 18th street front of these buildings; that the exterior of the street front walls shall be

finished with face brick or natural stone with architectural terra cotta or stone trimmings; that the exterior of the rear southerly wall shall be finished in light-colored face brick, and any exterior iron balcony for the accommodation of exits from the balcony shall be restricted to an ornamental balcony, not extending beyond the business use area on the 18th street front, with egress therefrom within the building by an enclosed fireproof unpierced stairway enclosure, with egress at the termination direct to the street front on 18th street; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months; and that a return of drawings shall be made to this board for approval before submission to the superintendent of buildings for his consideration.

## APPROVAL OF PLANS

923-25-BZ.

APPLICANT—McCooey & Conroy, for Peter Rinelli, owner.

SUBJECT—Application for approval of plans as per resolution of board.

PREMISES AFFECTED—Southeast corner of Bay Parkway and 95th street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Engineer's report adopted; plans approved.

### THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

308-26-A.

APPELLANT—Thomas W. White, for Sinclair Refining Co., lessee.

SUBJECT—Application for approval of plans as per resolution of the board—appeal from decision of the fire commissioner.

PREMISES AFFECTED—1117-1163 Grand street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Report of engineer adopted; plans approved.

### THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

Adjourned 4:00 P. M.

WILLIAM J. O'GORMAN, Secretary.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire Form 13A, for notices to property owners, such forms are not to be supplied by this office.

Applicant is entitled only to one copy of Form 13A, filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, JULY 27, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

389-26-S.  
PETITIONER—Samuel Rosenblum, for Royal Fur Coat Co., lessee of 15th floor.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—301-305 Seventh avenue, 15th floor, Manhattan.

#### APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 14, 1926, at 2 p. m., on request of petitioner.

390-26-S.  
PETITIONER—Samuel Rosenblum, for Weinstein & Kupersmith, lessees of 6th floor.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—301-305 Seventh avenue, 6th floor, Manhattan.

#### APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 14, 1926, at 2 p. m., on request of petitioner.

391-26-S.  
PETITIONER—Samuel Rosenblum, for Kanik & Greenberg, lessee of 4th floor front.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—301-305 Seventh avenue, 4th floor front, Manhattan.

#### APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 14, 1926, at 2 p. m., on request of petitioner.

1314-25-S.  
PETITIONER—Richard M. Adler, for The Adler Veneer Seat Company, owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—Northwest corner of Sunswick st. and Paynter avenue, L. I. City, Borough of Queens.

#### APPEARANCES—

For Petitioner: Richard M. Adler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 14, 1926, at 2 p. m., on request of petitioner.

259-26-S.  
PETITIONER—New York Tribune, Inc., owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—219-229 West 40th street, Manhattan.

#### APPEARANCES—

For Petitioner: H. I. Cross.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.  
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

1152-25-S.

PETITIONER—Harold F. Smith, for Five Great Street Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—5 Great Jones street, Manhattan.

#### APPEARANCES—

For Petitioner: Harold F. Smith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on conditions—As specified in resolution.

#### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent .....

### THE RESOLUTION:

(1152-25-S)

WHEREAS, Harold F. Smith, for 5 Great Jones Street Co., Inc., owner, filed, November 9, 1925, a petition for variation from the requirements of the labor law, as cited in the order of the fire commissioner, affecting premises at 5 Great Jones street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 4, 1925, reads (Order No. 79133-LD):

"1. Arrange the fire escape on the front of the building, and the openings leading thereto and the windows opening on the course thereof so that they are in compliance with the provisions of Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law (see note).

"Among the defects noted are the following: (1) Windows on course not self closing. (2) No fire escape on the 2nd floor. (3) No counterbalanced stairs from lowest balcony to ground."

and

WHEREAS, the building is non-fireproof, five stories high, in height, 25 ft. 6 in. by 91 ft. in area up to 3rd story and 25 ft. 6 in. by 52 ft. in area at 4th and 5th stories. OCCUPIED: First story, doctor's office; 2nd story, carpenter shop, 5 persons; 3rd story, offices, 5 persons; 4th story, manufacture of jewelry boxes, 5 persons; 5th story, manufacture of hats, 5 persons. EXITS: Interior wooden stairway, extending from the 1st to the top story, enclosed in non-fireproof partitions with doors at openings, a fire escape on the front of the building, having fireproof openings along the course thereof extending from top story to the 3rd story; a corridor from 3rd story balcony to fire escapes on adjoining buildings; ROOFS of adjoining buildings, same level as 30 ft. higher at east; and

WHEREAS, the petitioner claims that the state labor department issued orders against these premises in 1911, then the orders were rescinded, and the building was used as a tenant factory by the superintendent of buildings; furthermore, that the occupancy was greater in 1911 than it is at present; and

WHEREAS, the labor department, on January 2, 1926,



# MINUTES

jurisdiction of labor law matters at that time, did and afterwards dismiss of record order known as 1632" in reference to the fire escape on the front building.

*Resolved*, that the board of standards and appeals does *make a variation* from the requirements of the law and that the petition be and it hereby is *granted*, in view of the action of the labor department, *on condition* that casement doors be provided to the fire-balconies on the two upper stories, and that the occupancy remain unchanged.

PETITIONER—Joseph Martine, for Elk-Fried Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—915-919 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Joseph Martine, Edward Friedman.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh ..... 1  
Negative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin... 4  
Absent ..... 0

VOTE TO RECONSIDER AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

RESOLUTION:

(193-26-S)

WHEREAS, Joseph Martine, for Elk-Fried Co., owner, filed, March 16, 1926, a petition for variation from the requirements of the labor law, as cited in the decision of superintendent of buildings, affecting premises 915-19 Broadway, Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 6, 1926, re: certificate of occupancy, reads: "Before a permanent Certificate of Occupancy can be issued on the above premises the windows on the Broadway and 21st Street fronts must be made to comply with Section 264 of the Labor Law as to area of glass.";

WHEREAS, the building is fireproof, twenty stories in height, 22 ft. 3 in. by 128 ft. in area. OCCUPIED: First story, manufacturing on upper stories; EQUIPPED with sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with doors at openings; and

WHEREAS, the petitioner has used lights of glass exceeding square inches in area in all windows on both street fronts the maximum size at 1st story, 9 ft. by 10 ft.; 2nd story, 7 ft. by 9 ft.; 4th to 20th stories, inclusive, 1 ft. by 3 ft. 6 in.

*Resolved*, that the board of standards and appeals does *make a variation* from the requirements of the law and that the petition be and it hereby is *granted* only so far as it affects the windows on the street fronts on the three lower stories, and one double window on the 4th story, at the intersection of Broadway and 21st street, *on condition*, that the openings shall be provided with approved metal frames and sash, glazed with polished plate glass and that the requirements of the law shall be complied with in all other respects.

251-26-S.

PETITIONER—John J. Gilmartin, for Harkin Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—167 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(251-26-S)

WHEREAS, John J. Gilmartin, for Harkin Realty Corporation, owner, filed, March 24, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 167 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 22, 1926, reads:

"Fire escapes must conform with Section 273, Labor Law. Stairs must be set at an angle of 45 degrees and counter-balanced stair from lowest balcony to street must be provided.";

and

WHEREAS, the building is non-fireproof, three stories in height, 23 ft. by 100 ft. in area at 1st story and 23 ft. by 90 ft. in area above. OCCUPIED: First story, restaurant; 2nd story, furrier, 10 persons; 3rd story, furrier, 10 persons. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire resisting partitions with fireproof doors at openings; a proposed 60 degree fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story to the 2nd story balcony, with drop ladder in guides to street; ROOFS of adjoining buildings, west 5 ft. higher, to east, 10 ft. higher; and

WHEREAS, petitioner contends that a 45 degree fire escape would cross the entire front of the premises.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects the connecting stairs of the fire escape on the front of the building, *on condition*, that the angle of connecting stairs shall not be greater than sixty degrees; that the fire escape shall comply with the requirements of the labor law in all other respects; that a counter-balanced ladder in guides shall be provided from the lowest balcony, and the labor law complied with in all other respects; that the building shall not be increased in height.

329-26-S.

PETITIONER—Schwartz and Gross, for Siljour Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—531-535 Eighth avenue, Manhattan.

APPEARANCES—

For Petitioner: Alfred Tearle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0



# MINUTES

## THE RESOLUTION:

(329-26-S)

WHEREAS, Schwartz & Gross, for Siljour Realty Corporation, owner, filed, April 16, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 531-535 Eighth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 15, 1926, reads (N. B. 535-25):

"13. All windows must comply with Section 264 of the Labor Law and with Rule No. 503 of the Industrial Code.";

and

WHEREAS, the building is fireproof, twenty stories in height, 74 ft. by 100 ft. in area at 1st story and 74 ft. by 88 ft. in area above. OCCUPIED: First story, stores; upper stories, offices, show rooms and manufacturing, 120 persons per story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories, in the street wall of the building, glazed with  $\frac{1}{4}$  in. plate glass; the maximum area of the glass being, 1st story, 8 ft. by 9 ft.; 2nd and 3rd stories, 5 ft. by 10 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law, as to the area of the glass, would destroy the intended use of the lowest three stories and would, also, affect the architectural appearance of the premises.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the windows on the front of the building, on the three lower stories, on condition, that the openings be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the labor law be complied with in all other respects.

330-26-S.

PETITIONER—Schwartz and Gross, for Sobel-Mirken Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—248-256 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Alfred Tearle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(330-26-S)

WHEREAS, Schwartz and Gross, for Sobel-Mirken Holding Corporation, owner, filed, April 16, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 248-256 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 7, 1926 (N. B. Application No. 581-1925), reads:

"9. All windows throughout must comply with Section 264 of Labor Law and Rule 503 of the Industrial Code.";

and

WHEREAS, the building is fireproof, seventeen stories in height, 123 ft. by 98 ft. 9 in. in area at 1st story and 123

ft. by 88 ft. in area above. OCCUPIED: First story, stores; upper stories, offices, show rooms and manufacturing, 120 persons per story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories, in the street walls of the building, glazed with  $\frac{1}{4}$  in. plate glass; the maximum area of the glass being, 1st story, 8 ft. 6 in. by 13 ft. 6 in.; 2nd story and 3rd story, 4 ft. 6 in. by 7 ft. 6 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law, as to the area of the glass, would destroy the intended use of the lowest three stories and would, also, affect the architectural appearance of the premises.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the windows on the front of the building, on the three lower stories, on condition, that the openings be equipped with approved metal frames and sash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the labor law be complied with in all other respects.

331-26-S.

PETITIONER—Schwartz and Gross, for Sobel-Mirken Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—234-242 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Alfred Tearle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(331-26-S)

WHEREAS, Schwartz & Gross, for Sobel-Mirken Holding Corporation, owner, filed, April 16, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 234-242 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 5, 1926, reads:

"Your BUILDING NOTICE of March 26, 1926, referring to premises 234-242 West 39th St. has been received. The proposed work is disapproved.

"Windows on second and 3rd floors must comply with Sec. No. 264 of Labor Law.";

and

WHEREAS, the building is fireproof, ten stories in height, 84 ft. 3 in. by 98 ft. 9 in. in area at 1st story and 84 ft. 3 in. by 88 ft. in area above. OCCUPIED: First story, stores; upper stories, offices, show rooms and manufacturing, 70 persons per story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 2nd and 3rd stories, in the street walls of the building, glazed with  $\frac{1}{4}$  in. plate glass, the maximum area (on each story) of the glass being 6 ft. 6 in. by 8 ft. 6 in.; and

WHEREAS, petitioner proposes to arrange these windows in fireproof frames, and to be partly pivoted and partly stationary; and contends that a strict compliance with the labor law as to the area of the glass on the 2nd and 3rd stories would materially affect the intended use of the two floors.



# MINUTES

*resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the windows on the second and third stories at the street front, other than those windows opening on the shaftway or stair hall, *on condition*, the openings be equipped with approved metal frames of ash, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law be complied with in all respects.

PETITIONER—Samuel Rosenblum, for 118 Madison Avenue Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—118 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

RESOLUTION:

(362-26-S)

WHEREAS, Samuel Rosenblum, for 118 Madison Avenue Co., Inc., owner, filed, April 23, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 118 Madison Avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 9, 1926, reads (Order No. 92301-LD):

1. Remove combustible material from stairway enclosure (Cigar stand on 1st story) as per Rule 5 of Board of Standards & Appeals adopted July 29th, 1924.

WHEREAS, the building is fireproof, 13 stories in height, 25 ft. in by 95 ft. in area. OCCUPIED: Show rooms for 10 per cent of floor area, tenant factory, 30 persons factory. Petitioner occupying a small stand for the sale of cigars, cigarettes and candy, located on the hall-1st story of the premises, to the east of the elevator. EQUIPPED with a sprinkler system and a fire alarm system. EXITS: An interior fireproof stair-enclosed from the 1st story to roof; enclosed in partitions with fireproof doors at openings; a 45 ft. fire escape on the 30th street front of the building, fireproof openings along the course thereof, extending from the top story to the 2nd story balcony with a balanced stair to street; and

WHEREAS, petitioner contends that the stand is small in size; that it is located in such a manner as to offer obstruction to egress from the hallway, and petitioner requests to provide a glass siding at the southerly side of the stand completely shutting off the stand from this side. *Resolved*, that the order of the fire commissioner be and it hereby is *affirmed* and that the petition be and it hereby is *denied*.

PETITIONER—Samuel Rosenblum, for Freiheit Publishing Co., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—30 Union Square, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(380-26-S)

WHEREAS, Samuel Rosenblum, for Freiheit Publishing Co., owner, filed, April 30, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 30 Union Square, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated April 7, 1926, reads:

"Answering your letter of April 2, 1926, we beg to advise you that the following objections must be complied with before the Certificate can be issued.

\* \* \* \* \*

"Cellar of building does not conform with the Labor Law for factory use in that exit facilities are not adequate."

and

WHEREAS, the building is non-fireproof, five stories and cellar in height, 25 ft. by 120 ft. in area at 1st story and 25 ft. by 64 ft. 8 in. in area above. OCCUPIED: First story, store and the remainder of the building by one tenant, newspaper publisher; cellar, press room, mailing and storage, 8 persons; 50 persons above the 1st story. EXITS: An interior fireproof stairway, extending from the 1st story to roof; enclosed in fire-resisting partitions with fireproof doors at openings; a 60 degree fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story balcony to the roof of the 1st story extension; with EGRESS from the termination of the fire escape by means of iron stairs leading to a window in the 1st story of 32 Union Square. ROOFS of adjoining buildings: To north, 5 stories higher; to south, 1 story higher; and

WHEREAS, petitioner contends that the exit from the cellar consists of an interior fireproof stairs leading to hall of 1st story with direct egress to street and proposes to install an iron stair with platform in the rear court connecting the cellar story with the store on the 1st story.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that the ceiling of the cellar be fire-retarded throughout with double thickness of plaster boards, staggered joints, plaster filled; that an exterior iron stairs, with balcony at the first story level, shall be provided at the rear of the building from the level of the yard to the roof of the first story extension; that an exterior stairs shall be provided from the level of the basement story to the first story store which shall be maintained open and clear without any partitions or subdivisions therein; and that the variation be granted only so long as conditions of use and occupancy remain unchanged.

383-26-S.

PETITIONER—Jacob Reisberg, for Zion Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—36 West 17th street, Manhattan.

APPEARANCES—

For Petitioner: Jacob Reisberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(383-26-S)

WHEREAS, Jacob Reisberg, for Zion Realty Company, owner, filed, May 3, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 36 West 17th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 25, 1926 (Order No. 91649-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building, by constructing a fireproof passageway with an unobstructed width of at least three feet throughout, leading to the street, \* \* \*";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 100 ft. in area at 1st story and 25 ft. by 80 ft. in area above. OCCUPIED: First story, store (lunch room); upper stories, tenant factories (clothing manufacturers), 85 persons above the 1st story; EQUIPPED with a fire alarm signal system. EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the main roof to the roof of the one story extension; with EGRESS from the termination of the fire escape by means of a fixed iron stairway leading to the fire escape balcony at the 3rd story of No. 34 West 17th street, a fireproof building under same ownership as building under consideration; ROOFS of adjoining buildings, to east, 50 ft. higher; to west, 10 ft. higher; and

WHEREAS, petitioner requests the acceptance of the existing means of egress from the termination of the fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that the fire escape balcony at the second story level be extended to the east with a connecting iron bridge, not less than two feet wide, connecting with the fire escape of the adjoining premises to the east; with iron stairs at an angle of not greater than sixty degrees; that the fire escape on the rear of the adjoining premises to the rear be extended to include plain glass opening at the extreme easterly end and that this variation be granted only so long as conditions of use and occupancy remain unchanged.

384-26-S.

PETITIONER—Gronenberg & Leuchtag, for Lanabel Realty Co., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—521-525 Sixth avenue and 103-107 West 31st street, Manhattan.

APPEARANCES—

For Petitioner: Emanuel M. Cohen.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(384-26-S)

WHEREAS, Herman Gronenberg, of Gronenberg and Leuchtag, for Lanabel Realty Company, owner, filed, May

3, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 521-525 Sixth avenue, and 103-107 West 31st street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered April 21, 1926 (N. B. No. 639-1925), reads:

"No. 19. Lights may not exceed 720 square inches in area and not more than 48 in. in any dimension. (Section 264-7 of Labor Law and Rule 503 of Industrial Code).";

and

WHEREAS, the building is fireproof, 25 stories in height, 98 ft. 9 in. by 100 ft. in area. OCCUPIED: First story, stores; upper stories, offices, show rooms and 25 per cent manufacturing, approximately 150 persons per story. EQUIPPED with a sprinkler system and a fire alarm signal system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows on the 1st, 2nd and 3rd stories, on both street fronts of the building; the windows in question are arranged partially stationary and partially pivoted, glazed with 1/4 in. thick plate glass in fireproof frames; the area of the glass varying in area from 4 ft. in. by 6 ft. 4 in. to 9 ft. 2 in. by 6 ft. 4 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would detract from the architectural appearance of the building and would, also, destroy the intended use of the lower three stories.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects the windows on the street front on the three lower stories, *on condition*, that the openings be equipped with approved metal frames and sash, glazed with 1/4 in. polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

387-26-S.

PETITIONER—Samuel Rosenblum, for J. Ehrlich Sons, lessees.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—350 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(387-26-S)

WHEREAS, Samuel Rosenblum, for J. Ehrlich and Sons, lessees, filed, May 4, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 350 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 5, 1925, No. 86724-LD, reads:

"1. Arrange the fire escape at the east side of building \* \* \*

"Note:—Among the defects noted on this fire escape are the following: Windows on course not fireproof, not self-closing. No stairway from lowest balcony ground. No stairway from top balcony to roof.



# MINUTES

"2. Extend the interior stairway at the south side of building to the roof, as per Section 271 of the Labor Law.";

WHEREAS, the building is non-fireproof, 3 stories in height, 24 ft. 8 in. by 59 ft. in area at 1st story and 24 ft. by 40 ft. in area above. OCCUPIED: First story, 10 persons; 2nd story, embroideries, 10 persons; 3rd story, fur- nishings, 5 persons. EXITS: An interior non-fireproof stair- way extending from the 1st story to top story (with iron door to scuttle in roof); enclosed in lath and plaster partitions with wood and glass doors at openings; a fire escape on the rear of the building, having unprotected openings along the course thereof, extending from the top of the building to the roof of the one-story extension; with EGRESS at the termination of the fire escape by means of ad- joining extension roofs; ROOFS of adjoining buildings, same height; and

WHEREAS, petitioner requests, in view of the small area of the light occupancy of the premises, the acceptance of the existing means of exit; and

WHEREAS, the ceiling of the first story extension is covered throughout.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted as to order 86724-LD, item 1, only so far as it relates to egress from the termination of the fire escape, that is from the termination of the fire escape to the east, and south over a one-story extension of substantially same level, shall be provided through plain glass open- ings and granted as to item 2, on condition, that a fixed, run- g, iron ladder be provided from the stair hall to the scuttle in the roof; and that the build- ing shall not be increased in height, and this variation is granted so long as conditions of use and occupancy remain unchanged.

PETITIONER—E. S. Willard & Company on behalf of Louis E. Lahens, trustee for owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—535 West Broadway, Man- hattan.

REPRESENTATION—

For Petitioner: Arthur C. Bang.

For Administration: Inspector Maher of fire de- partment.

ORDER OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

RESOLUTION:

(70-18-S)

WHEREAS, E. S. Willard & Company, on behalf of Louis Lahens, trustee, for owner, filed, January 5, 1918, a petition, with the board of standards and appeals, for an order of section 79-b, labor law, as cited in fire department order No. 73381-LD, affecting premises 535 West Broadway, Manhattan; and

WHEREAS, the order, dated December 11, 1917, from which relief is sought, reads:

1. Arrange the fire escape on west side of build- ing and the openings leading thereto and the windows opening on the course thereof, so that the same are in compliance with the provisions of sections 79-B-4 and 79-B-5 of the Labor Law.

Among the defects noted on this fire escape are the following: Windows on course not self-closing. Do

not permit of an unobstructed opening of 3 feet by 3 feet. Stairs are not 60 degrees. No stairway from the lowest balcony to ground.";

and

WHEREAS, the building is non-fireproof, four stories high, 25 ft. by 100 ft. in area; OCCUPIED as a factory, by the National Noodle Company, with factory work in the lower three stories and storage in fourth story, and not more than nine employees in the building, the tenant's lease having 8½ years still to run; that the means of egress consist of: (a) One interior stairway on the southerly side, extending from first story to roof, enclosed in wood partitions covered with galvanized sheet iron, and metal covered doors at openings; (b) A fire escape on the front or westerly side, consisting of balconies extending the entire width of building and embracing three windows on each story above first, with connecting stairs at an angle of 70 degrees and drop ladder from lowest balcony to street, windows along course of same being fireproof, but not automatic closing; (c) A 70 degree fire escape on the northerly side at the rear, consisting of balconies embrac- ing three windows in each story above the first, with drop ladder to yard, from which there is access to adjoining yard and the windows along course of fire escape; that the building adjoining to the north and south are approxi- mately 20 ft. higher than the building in question; and

WHEREAS, it further appears that the building was pre- viously occupied as a lodging house, and the fire escapes were altered at that time to meet the requirements of the city departments having jurisdiction; and

WHEREAS, this petition was granted by the board at its meeting October 24, 1918, on condition that the occupancy does not exceed ten persons above the first story; and

WHEREAS, it appears that the fire escapes on the north side of the building have been removed, and an order has been issued by the fire commissioner, reading:

"1. Arrange the fire escape on the west side of building \* \* \*.

"NOTE:—Among the defects noted on this fire escape are the following: No 60 degree stairs con- necting balconies. Fire proof windows opening on course not self-closing. No counter-balanced stairway from the lowest balcony to ground.

\* \* \* \* \*

"Maintain fire escape on west side of building at northerly side at rear, so as to be structurally safe and properly painted, as per text of resolution of Board of Standards and Appeals, Cal. 70-18-S.

"NOTE:—Among the defects noted on this fire es- cape at north side of building is as follows: Floor slats of balconies not securely fastened. Railings and closing balconies corroded and unsafe. Needs paint- ing.";

and

WHEREAS, petitioner contends he has complied with the alternative order.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted on condition that an iron stairs, of not greater than 60 degree angle, be provided, and a drop ladder in guides be provided from the lowest balcony to the ground; that a casement sash, opening out, be provided on the course of each balcony fire escape; that the occupancy shall not exceed ten persons above the first story; and that the building shall not be increased in height.

258-26-S.

PETITIONER—Rudolf Ludwig, for Browning Paint- ing Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—243 East 35th street, Man- hattan.



# MINUTES

## APPEARANCES—

For Petitioner: Adolph Rosenbaum.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(258-26-S)

WHEREAS, Rudolf Ludwig, for Henry B. Cohen, owner, filed, March 25, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 243 East 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 16, 1925, reads (Order No. 88244-LD):

"1. Extend the interior stairway at the west side of building to the roof as per Section 271 of the Labor Law. See NOTE.

"3. Enclose the interior stairway at west side of building serving as a required means of exit on all sides with partitions of fire resisting material extending continuously from the floor of the cellar to the underside of the 2nd floor including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors, constructed as per Section 271 of the Labor Law and Rule 2 of the Board of Standards and Appeals adopted July 29th, 1924, or carry out a proper alternative method of complying with Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. by 95 ft. 6 in. in area. OCCUPIED: First story, upholsterer, 3 persons; 2nd story, decorator's shop, 10 persons; 3rd story, manufacture of novelties, 8 persons; 4th story, manufacture of weather strips, 10 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story, enclosed in wooden partitions with wooden doors at openings; a sub-standard fire escape on the rear of the building, a standard fire escape on the front of the building, having fireproof openings along the course thereof, extending from second story to the top story, a gooseneck ladder to roof, and a counter-balanced stairs to sidewalk; ROOFS of adjoining buildings, same level at east; one story lower at west; and

WHEREAS, the petitioner proposes to provide a 60 degree iron stairway leading from top story to the roof scuttle; the petitioner further contends that he has just installed a new standard fire escape on the front of the building; that the exits are now adequate for the small area and occupancy of the building,

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted as to Order No. 88244-LD, item 1 thereof, on condition, that a fixed, double-rung iron ladder be provided from the stair enclosure on top story to the scuttle in roof; and denied as to item 3 of said order.

280-26-S.

PETITIONER—William F. Regan, for B. & J. Auto Spring Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—142-144 Clifton place, Brooklyn.

## APPEARANCES—

For Petitioner: A. H. Brodie, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(280-26-S)

WHEREAS, William F. Regan, for B. & J. Auto Co., owner, filed, April 3, 1926, an appeal from an order of the fire commissioner, affecting premises 142-144 Clifton place, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 2, 1925, reads:

"Provide additional required means of exit from 2nd story of the building, remote from the existing stairway, preferably located at the west side of building, in accordance with the requirements of Rule 2 of the Board of Standards and Appeals, adopted July 29th, 1924."

and

WHEREAS, the building is non-fireproof, 2 stories in height, 40 ft. by 80 ft. in area at 1st story and 40 ft. by 48 ft. in area above; OCCUPIED for the manufacture of automobile springs and machine shop; 1st story, 10 persons; 2nd story, 1 person. EXITS: An interior wooden stairway, extending from the 1st story to 2nd story, enclosed in non-fireproof partitions with wooden doors at openings; ROOFS of adjoining buildings, same level at east; one story lower at west; and

WHEREAS, the petitioner proposes to provide an additional exit by installing a fireproof door at rear of 1st story leading to roof of 1st story extension and a neck ladder from roof of 1st story extension down to adjoining yard level at west.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted on condition that iron steps be provided from rear of the second story extension, with egress from extension roof, by fixed, vertical, gooseneck iron ladder to the yard of the premises to the west, with egress from through plain glass windows to Clifton place; that the building shall not be increased in height or area; and that this variation is granted only so long as conditions of use and occupancy remain substantially unchanged.

7-26-S.

PETITIONER—Irwin M. Berliner, for Estate of Gennert, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—24-26 East 13th street, Manhattan.

## APPEARANCES—

For Petitioner: Thomas J. Donovan.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin .....  
Negative .....  
Absent .....

## THE RESOLUTION:

(7-26-S)

WHEREAS, Irwin M. Berliner, for Estate of Gennert, owner, filed, January 4, 1926, a petition for variation



# MINUTES

requirements of the labor law, as cited in orders of the commissioner, affecting premises Nos. 24-26 East 13th Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated number 28, 1925, reads (Order No. 31813-LC):

"You are hereby notified that an inspection of premises 24-26 East 13th Street, Manhattan, used for the storage and use of chemicals, etc., shows that the following must be done before permit requested by you can be issued:

"3. Owner of building must comply with Fire Department orders.

"Order No. 80787-LD. Issued June 25th, 1925.

"1. Arrange iron bars on windows on rear side of 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law.

"Order No. 81070-LD. Issued June 26th, 1925.

"1. Remove the substandard fire escape on the east side of the building or reconstruct same as per Section 4 of the Labor Law, etc.";

WHEREAS, the building is non-fireproof, 6 stories in height, 49 ft. 2 3/4 in. by 103 ft., irregular, in area. OCCUPIED: Basement, 1st, 2nd and 3rd stories, photographic plates; 4th story, bookbinders; 5th story, manufacture of glass; 6th story, engravers on brass; 50 persons on the first story; EQUIPPED with a sprinkler system and fire alarm signal system. EXITS: An interior stairway, extending from the 1st story to top story; enclosed in fire-retarding partitions with fireproof doors at openings; a sub-standard fire escape on the east side of building and also a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the yard; with egress from the building by means of open alley to street; ROOFS of adjoining buildings, approximately 40 ft. lower; and

WHEREAS, there are iron bars on 5 windows in the rear of the 1st story; and

WHEREAS, petitioner contends that the bars have been removed from some of the windows in question and that the means of exit are now afforded; that there are no other means of exit not including the sub-standard fire escape; that the quantity of flash light powder has been increased to 10 pounds and that a metal receptacle has been added for same.

WHEREAS, the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted as to item 1 of order No. 81070-LD, on condition that the windows on the course of this fire escape be made fireproof; and denied as to item 1 of order No. 80787-LD.

PETITIONER—Samuel Rosenblum for Charles and Victor Goldstein, owners.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—8 1/2-12 Jones street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

RESOLUTIONS—As specified in resolution.

NOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

## THE RESOLUTION:

(11-26-S)

WHEREAS, Samuel Rosenblum, for Charles and Victor Goldstein, owners, filed January 4, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 8 1/2-12 Jones street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 13, 1925, reads (Order No. 78095-LD):

"1. Enclose the interior stairway at the front of building serving as a required means of exit and the landings, platforms and passageways connecting therewith, etc.";

and

WHEREAS, the building is non-fireproof, six stories in height, 75 ft. by 85 ft. in area. OCCUPIED: A portion of the 6th story for the manufacture of paper boxes and the remainder of the premises, by one tenant, for the manufacture of toys and also wash boards, a varying occupancy on each story, but the total not to exceed 100 persons above the 1st story; EQUIPPED with a sprinkler system and a standpipe system. EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron ladder to scuttle in roof); enclosed in wood studs, lath and plaster partitions, covered on the loft side with 26 gauge metal with fireproof doors at openings; two fire escapes on the front of the building, both having fireproof openings along the course thereof, and both extending from the top story balcony (gooseneck ladder to roof) to the 2nd story balcony with counter-balanced stairs to street. ROOFS of adjoining buildings, to east and west are one story lower; and

WHEREAS, petitioner contends that a similar order was acted upon by the board of review of the fire department, and accepted as having been complied with after certain work was done; and requests the acceptance of the stairway enclosure in view of the facts that the building is protected with a sprinkler system and equipped with three exits; and

WHEREAS, this case was denied by the board at the meeting held on April 27, 1926, and reopened by the vote of the board on June 29, 1926; and

WHEREAS, petitioner proposes to cover the stair side of the partition with 26 gauge metal (the loft side of the partition being at present similarly covered), and proposes, further, to limit the occupancy of any story to not over 18 persons; and

WHEREAS, the building is equipped with an approved sprinkler system in addition to a standpipe system; and there are two sixty-degree fire escapes, separate and distinct from each other, on the front of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the loft side of the stair hall enclosure, on condition, that the existing lath and plaster enclosure on the loft side be covered with metal, and that the stair side shall be fire-retarded in accordance with the rules of the board of standards and appeals; that the occupancy of the three upper floors shall not exceed 18 persons per floor, and shall not exceed 10 persons on each of the lower two stories.

325-26-S.

PETITIONER—Arthur Werner, for Morris Katz and Robert Horowitz, owners.

SUBJECT—Variation of the labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—831 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Arthur Werner.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Petition denied.  
THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent .....	0

THE RESOLUTION:

(325-26-S)

WHEREAS, Arthur Werner, for Morris Katz, owner, filed, April 16, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 831 Third avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 12, 1925, read (Order No. 77015-LD):

"1. Arrange the fire escape at rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. (See Note)

"1. Windows on course not fireproof, self-closing.  
2. Connecting stairs not 60 degree. 3. Does not extend to roof. 4. No counter-balanced stairs provided at 2nd story balcony to ground and 5. No direct egress to street from lower termination of the fire escape.

"2. Enclose interior stairway at south side of building in partition of fire resisting material on 3rd story, as per rule 3 of the Board of Standards and Appeals, adopted July 29, 1924.

"3. Extend the interior stairway at the south side of building to the roof, as per Sec. 271 of the Labor Law."

(Order No. 77016-LD)

"1. Provide exit signs, letters to be at least 8 in. in height, at all means of egress with a red light over all such exits for use in time of darkness, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 35 ft. by 65 ft. in area at 1st and 2nd stories and 35 ft. by 55 ft. in area above. OCCUPIED: Cellar, storage of furniture frames and shipping room, no occupancy; 1st story, dry goods store; 2nd story, show room, no occupancy; 3rd story, upholstery, 4 persons; 4th story, draperies, 10 persons. EXITS: An interior wooden stairway, extending from the 1st story to top story (with iron ladder to scuttle in roof); enclosed in wooden partitions with wooden doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the top story balcony to the roof of the 2nd story extension; with EGRESS from the termination of the fire escape by means of a single rung ladder leading to yard of premises to the east. ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner proposes to provide a 60 degree fire escape (having fireproof openings on the 3rd and 4th stories) on the front of the building, extending from the top story to the 2nd story balcony, with counter-balanced stair to street; proposes to remove the fire escape on the rear of the building and to install a 45 degree iron stairway, 24 in. wide, leading from the top story to a counter-balanced scuttle in the roof.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed and that the petition be and it hereby is denied.

401-26-S.

PETITIONER—Croker National Fire Prevention Eng. Co., for 105 West 27th street Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—105 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspected Maher of department.

ACTION OF BOARD—Petition granted on conditions—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin .....	
Negative .....	
Absent: Commissioner Connell .....	

THE RESOLUTION:

(401-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for 105 West 27th Street Co., Inc., owner, filed, May 8, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 105 West 27th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 9, 1925, No. 88536-LD, reads:

"1. Provide safe and unobstructed egress from lower termination of the fire escape at rear of building, by constructing a fireproof passageway with unobstructed width of at least 3 feet throughout, opening to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street as per Section 273 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, four stories in height, 20 ft. by 93 ft. 9 in. in area at 1st story and 20 ft. by 81 ft. in area above. OCCUPIED: First story, 4 persons; 2nd story, tailor, 3 persons; 3rd story, furrier, 3 persons; 4th story, furrier, 5 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire retarding partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the roof of 1st story extension, stairway from roof of 1st story extension to yard, with no legal means of egress to street; ROOFS of adjoining buildings, 8 stories higher at west; same level at east; and

WHEREAS, the petitioner contends that the existing fire escape from termination of rear fire escapes is adequate; that the roof of 1st story extension is level with roof of 1st story extension of building adjoining at east and 3 feet higher than the roof of a similar extension at west; that the petitioner may be had to street through the adjoining buildings; and, furthermore, at the foot of the stairs leading to yard there is a door opening into the rear of No. 106 West 28th street through which egress may be had to the street.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects egress from the termination of the rear fire escape, on condition, that egress at level be maintained through plain glass door opening from premises at the rear; that the iron platform connecting the fire escape with the roof of the first story extension to the east and north be maintained; that the occupancy of the stairs not exceed the legal capacity of the stairs; and that the variation is granted so long as conditions remain substantially unchanged.

411-26-S.

PETITIONER—Charles H. Gillespie, for Mitchell & Co., lessee.



# MINUTES

**SUBJECT**—Variation of the labor law as cited in orders of fire commissioner.

**PLACES AFFECTED**—32 West 58th street, Manhattan.

**APPEARANCES**—

For Petitioner: Sidney L. Strauss.

For Administration: Inspector Maher of fire department.

**ACTION OF BOARD**—Petition denied.

**VOTE TO GRANT**—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin ..... 4

Absent: Commissioner Connell ..... 1

**THE RESOLUTION:**

(411-26-S)

**WHEREAS**, Charles H. Gillespie, for Mitchell Kennerly, filed, May 11, 1926, a petition for variation from requirements of the labor law as cited in orders of the commissioner, affecting premises 32 West 58th street, City of Manhattan; and

**WHEREAS**, the orders of the fire commissioner, dated May 13, 1926, read:

Order No. 94163-LD—

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Secs. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 273 of the Labor Law. Among the defects noted on this fire escape are the following: No openings 2 ft. 6 in. leading to balconies. Windows on course not fireproof nor self-closing. No stairway from top balcony to roof. No screened to a height of 4 ft. 6 in. from steps to sills of openings to balconies. No 60 degree stairways connecting balconies. No stairway from lowest balcony to ground. No safe egress to the street from the lower termination of fire escape.

Enclose the interior stairway at the east side of building serving as a required means of exit, and the landings, platforms, and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from 1st story to 3rd story above the roof, constructed as per Sec. 271 of the Labor Law."

Order No. 94164-LD—

"Provide exit signs, letters to be at least 8 in. in height, at all means of egress with a red light over such exits for use in time of darkness, as per Sec. 273 of the Labor Law."

**WHEREAS**, the building is non-fireproof, 6 stories in area 5 ft. by 100 ft. 5 in. in area at 1st story and 25 ft. by 25 ft. in area above; **OCCUPIED**: 1st story, store, 2 persons; 2nd story, office, 3 persons; 3rd story, living room, 4 persons; 4th story, millinery, 10 persons; 5th and 6th

stories, living apartments; **EXITS**: an interior wooden stairway, extending from the 1st story to roof, enclosed in non-fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from top story to the 3rd story balcony and 45 degree stairs leading to roof of 1st story extension, with no legal means of egress to the street; **ROOFS** of adjoining buildings: same level at east and west; and

**WHEREAS**, the petitioner proposes to extend rear fire escape up to the roof by a 45 degree stairs; the petitioner claims that all openings leading to stair enclosure are fireproof; that the roof of 1st story extension is connected with the rear fire escapes of premises adjoining at south through which egress may be had to 57th street; the petitioner contends that exit Order No. 576-23 issued by the bureau of buildings has been complied with; that the present exits are adequate; that due to the occupancy and character of this building, it would be unnecessary to provide exit signs as called for by Order No. 94164-LD.

**Resolved**, that the orders of fire commissioner be and they hereby are *affirmed* and that the petition be and it hereby is *denied*.

**APPLIANCES SUBMITTED FOR APPROVAL.**

407-26-SA.

**PETITIONER**—Asta Oil Burner Corporation.

**SUBJECT**—Approval of Chalmers Oil Burner.

**APPEARANCES**—None.

**ACTION OF BOARD**—Placed on reserve calendar.

353-26-SA.

**PETITIONER**—Signal Electric Mfg. Co.

**SUBJECT**—Approval of Signal Weatherproof Bells.

**APPEARANCES**—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

**ACTION OF BOARD**—Laid over to September 21, 1926, 2 p. m., pending report by electrical division of fire department.

1162-24-SA.

**PETITIONER**—Croker National Fire Prevention Eng. Co., for Fuel Oil Burner Engineering Co.

**SUBJECT**—Approval of Hart Automatic Fuel Oil Burner.

**APPEARANCES**—

For Petitioner: Herman E. Horwood.

**ACTION OF BOARD**—Petition restored to calendar and placed on reserve calendar.

**THE VOTE TO RESTORE TO CALENDAR**—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin ..... 4

Negative ..... 0

Absent: Commissioner Connell ..... 1

Adjourned 6:45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

**SPECIAL MEETING**

**FRIDAY MORNING, JULY 30, 1926**

**Present:** Chairman Walsh, Commissioners Connell, and Chief Kenlon.

### RULES

**PETITIONER**—Superintendent of Buildings, Manhattan.

**SUBJECT**—Request for interpretation of the Fuel Oil Rules as to storage tanks.

**APPEARANCES**—

For Petitioner: C. F. Olmstead, A. G. Kaufman, John C. Quinn, J. J. Cosgrove, Geo. J. Woehrlin, A. J. Sbare, F. Howard Mason.

For Administration: Inspector Carroll of fire department.



# MINUTES

ACTION OF BOARD—Public hearing on Fuel Oil Rules closed; consideration for adoption of new Fuel Oil Rules laid over to Friday, September 24, 1926, at 10 a. m.

598-19-SR.

PETITIONER—Superintendent of Buildings, Manhattan.  
SUBJECT—An amendment to Rule 3 of the Fuel Oil Rules.

APPEARANCES—

For Petitioner: C. F. Olmstead, A. G. Kaufman, John C. Quinn, J. J. Cosgrove, George J. Woehrlin, A. J. Sbare, F. Howard Mason.

For Administration: Inspector Carroll of the fire department.

ACTION OF BOARD—Public hearing on Fuel Oil Rules closed; consideration for adoption of new Fuel Oil Rules laid over to Friday, September 24, 1926, at 10 a. m.

## PETITION FOR VARIATION.

10-25-S.

PETITIONER—Century Ribbon Mills, Inc., lessee.

SUBJECT—Request for reopening—modification of resolution—variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—3402-3406 Park avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to September 14, 1926, at 2 P. M.

## APPLIANCES SUBMITTED FOR APPROVAL

1345-25-SA.

PETITIONER—Safe Fire Heating Company.

SUBJECT—Approval of Safe Fire Oil Burner.

APPEARANCES—

For Petitioner: A. W. Nicoll.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

364-26-SA.

PETITIONER—Hayes and Palmer.

SUBJECT—Approval of "Kork-in-Seal."

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar subject to report.

382-26-SA.

PETITIONER—Grant Oil Burner Corporation.

SUBJECT—Approval of Grant Oil Burner.

APPEARANCES—

For Petitioner: A. E. Grant and Frank Fisher.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

418-26-SA.

PETITIONER—Film Inspection Machine Company.

SUBJECT—Film Inspection Machine (approved type) approval of.

APPEARANCES—

For Petitioner: J. Schwall.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

187-26-SA.

PETITIONER—Sundh Electric Company, Inc.

SUBJECT—Approval of Sundh Closed Circuit Tank Alarm System.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar

pending test and report of electrical fire department.

298-26-SA.

PETITIONER—Frank Rix & Company, Inc.

SUBJECT—Approval of Aladdin Oil Burner.

APPEARANCES—

For Petitioner: Frank Rix.

For Administration: None.

ACTION OF BOARD—Petition placed on Reserve calendar pending inspection by committee of board.

340-26-SA.

PETITIONER—John J. Buckley, Jr.

SUBJECT—Approval of the Shaw Oil Burner.

APPEARANCES—

For Petitioner: John J. Buckley, Jr.

For Administration: None.

ACTION OF BOARD—Petition placed on Reserve calendar pending inspection by committee of board.

493-24-SA.

PETITIONER—Alfred R. Haase.

SUBJECT—Request for reopening—amendment of resolution—approval of Faultless Oil Burner.

APPEARANCES—

For Petitioner: Alfred R. Haase.

For Administration: None.

ACTION OF BOARD—Request to reopen denied.  
THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative .....

Negative: Chairman Walsh, Commissioner Connell and Holland and Chief Kenlon

Absent: Commissioner Guilfoyle.....

1295-24-SA.

PETITIONER—State Burner Corporation, owner.

SUBJECT—Application for reopening—amendment resolution—re approval of A. B. C. Oil Burner

APPEARANCES—

For Petitioner: M. J. Sage.

For Administration: None.

ACTION OF BOARD—Laid over to September 14 for full vote of the board.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioner Connell and Holland .....

Negative: Chief Kenlon .....

Absent: Commissioner Guilfoyle.....

603-25-SA.

PETITIONER—State Burner Corporation, owner.

SUBJECT—Application for reopening—amendment resolution—re approval of Cook Automatic Fuel Oil Pump.

APPEARANCES—

For Petitioner: M. J. Sage.

For Administration: None.

ACTION OF BOARD—Petition reopened and amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioner Connell and Holland and Chief Kenlon

Negative .....

Absent: Commissioner Guilfoyle.....

THE RESOLUTION:

(603-25-SA)

WHEREAS, the Cook Electric Company filed, June 1, 1926, a petition for approval of their device, known as Automatic Electric Fuel Oil Pump; and



# MINUTES

WHEREAS, a committee of the board inspected this device in operation at No. 110 Puritan avenue, Forest Hills, Borough of Queens; and

WHEREAS, this petition was granted by the board at its meeting June 29, 1926, approving the pump for use with grade B fuel oil and petitioner requested a modification of resolution to permit the use of grade A oil of specific gravity of not less than 28° Baumé.

*Resolved*, that the board of standards and appeals does hereby *approve* the Cook Automatic Electric Oil Pump, in accordance with report of engineer of board, for domestic installation, using grade B fuel oil and grade A fuel oil of specific gravity of not less than 28° Baumé, *on condition* and in conjunction with installations and equipment complying with the rules of the board of standards and appeals in all respects.

1280-25-SA.

PETITIONER—Melco Engineering Corporation.

SUBJECT—Approval of Melco Automatic Oil Burner, Type A.

APPEARANCES—None.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION:

(1032-25-SA)

WHEREAS, the Melco Engineering Corporation, filed, October 8, 1925, a petition for approval of their device, known as the Melco Automatic Oil Burner, Type "A"; and

WHEREAS, a committee of the board inspected this device in operation at 10 Puritan avenue, Forest Hills, Borough of Queens; and

WHEREAS, this petition was granted by the board at its meeting, June 29, 1926, approving the burner for use with grade B fuel oil and petitioner requested its approval for grade A oil.

*Resolved*, that the board of standards and appeals does hereby *approve* the Melco Automatic Oil Burner, Type "A," in accordance with report of engineer of board, for domestic installation, using grade A and grade B fuel oil, *on condition* and in conjunction with installations complying with the rules of the board of standards and appeals in all respects.

1280-25-SA.

PETITIONER—Queen Gas Cut-Off Device Corporation.

SUBJECT—Approval of Queen Gas Cut-Off Valve.

APPEARANCES—

For Petitioner: Frank Kendrick.

For Administration: None.

ACTION OF BOARD—Report of committee adopted; appliance approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon... 4

Negative ..... 0

Absent: Commissioner Guilfoyle..... 1

THE VOTE TO APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon.... 4

Negative ..... 0

Absent: Commissioner Guilfoyle ..... 1

THE RESOLUTION:

(1280-25-SA)

WHEREAS, the Queen Gas Cut-Off Device Corporation, filed, December 11, 1925, a petition for approval of their device known as the Queen Gas Cut-Off Valve; and

WHEREAS, a committee of the board inspected this device in operation at 16 West 57th street, Borough of Manhattan, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Queen Gas Cut-Off Valve.

Adjourned 1.40 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Resolved Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion originally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a permitted use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 West 57th street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 West 57th street. Price 30c; by mail, 35c.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925 .....	743	Withdrawn .....	8
Cases filed up to and including July 28, 1926.....	655	Dismissed .....	20
Restored to calendar.....	65	Denied .....	5
MISCELLANEOUS APPLICATIONS.		Granted .....	1
Requests to reopen.....	165	Granted on condition.....	1
Requests to amend.....	26	Appliances approved.....	1
Requests for modification.....	27	Appliances dismissed, disapproved or withdrawn .....	1
Requests to rescind.....	2	Rules approved .....	1
Requests for extension of time.....	15	Rules disapproved or rescinded .....	1
Requests for extension of permit.....	24	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted.....	1
Requests for approval of plans.....	12	Requests to reopen denied.....	1
Administrative requests .....	1	Requests to amend granted.....	1
Requests for interpretation .....	0	Requests to amend denied.....	1
Total .....	1736	Requests for modification granted.....	1
Disposed of .....	1195	Requests for modification denied .....	1
Cases pending July 28, 1926.....	541	Requests to rescind granted.....	1
		Requests to rescind denied .....	1
		Requests for extension of time granted.....	1
		Requests for extension of time denied.....	1
		Requests for extension of permit granted.....	1
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	1
		Plans approved .....	1
		Plans disapproved .....	1
		Administrative requests granted .....	1
		Administrative requests denied or withdrawn .....	1
		Interpretations .....	1
		Requests withdrawn or dismissed .....	1
		Total .....	1

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and

of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea failure to receive such notice is no excuse for neglect appear.

*Fifth*, That the business of the board is to dispose all cases promptly, for the reason that the pendency of appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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Monday

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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XI

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No. 32

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

NE—WORTH 0184.

HOURS—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

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AUG 14 1926

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connected with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

### CONTENTS

Issue of the Bulletin contains, in the order given—

et.

of Clerk's Calendar.

Trial Calendar.

es in Building Zone Cases.

ve Calendar.

ess Report.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending August 4, 1926*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
670-26-S.....	F.D.....	31 E. 31st st., Man. (9th floor). L. D. 98763.
669-26-S.....	F.D.....	31 E. 31st st., Man. (8th floor, rear). L. D. 98762.
668-26-S.....	F.D.....	31 E. 31st st., Man. (8th floor, front). L. D. 98759.
667-26-S.....	F.D.....	31 E. 31st st., Man. (6th floor). L. D. 98774.
666-26-S.....	F.D.....	31 E. 31st st., Man. (4th floor). L. D. 98756.
665-26-S.....	F.D.....	48 John st., Man. L. D. 74802.
664-26-BZ.....	B.B.M...	481 Madison ave., Man. N. B. 341-1926.
663-26-S.....	F.D.....	225-231 W. 35th st., Man. L. D. 85692.
662-26-BZ.....	B.B.Bx...	S. E. cor. Boston rd. and East- chester rd., Bronx. N. B. 1802-1926.
661-26-A.....	F.D.....	274-296 Ten Eyck st., Brooklyn. Alt. 1585-1926.
660-26-BZ.....	B.B.Bx...	W. S. Sheridan ave., 198.22 ft. S. of E. 158th st., Bronx. N. B. 1898-1926.
659-26-BZ.....	F.D.....	N. E. cor. Woodhaven Blvd. and Flynn ave., Howard Beach, Queens. Alt. 791-1926.
658-26-SA.....	F.D.....	Monroe Oil Pump. Appliance.
657-26-S.....	F.D.....	208-212 W. 30th st., Man. L. D. 76498.
656-26-S.....	F.D.....	2566-2570 Atlantic ave., Brook- lyn. Decision.

## CODE.

F.D.	Fire Department
H.D.	Health Department
B.B.B.	Bureau of Buildings, Brooklyn
B.B.M.	Bureau of Buildings, Manhattan
B.B.Q.	Bureau of Buildings, Queens
B.B.R.	Bureau of Buildings, Richmond
B.B.Bx.	Bureau of Buildings, Bronx
T.H.D.	Tenement House Department

## NOTICE.

Notice is hereby given that the board of standards and appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 14, 1926, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consulta-  
tions and other business.

## CALL OF CLERK'S CALENDAR

**TUESDAY SEPTEMBER 14, 1926, AT 2 P.**

*Building Zone Cases.*

- 453-26-BZ.  
APPLICANT—John J. Dunnigan, for Pasquale owner.  
PREMISES—460-468 Southern Boulevard, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a factory building.
- 478-26-BZ.  
APPLICANT—Victor C. Farrar, for Baker, Evans Inc., owner.  
PREMISES—102 East 40th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the change of use, of a building, from a conforming business use on the first story.
- 199-26-BZ.  
APPLICANT—William F. Doyle, for Hyman Gr owner.  
PREMISES—Southwest corner of Forest Park and Ruth place, Queens.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a "F" area district extending from an area district, the erection and maintenance of a tenement house, with the area of lot occupied and courts designed as required by the zoning resolution for a "C" area district (previously
- 416-26-BZ.  
APPLICANT—Charles DiSapio, for 29th Street Inc., owner.  
PREMISES—206-208 East 29th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the maintenance of a portion of a building as a poultry slaughterhouse.

**SEPTEMBER 14, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 1028-25-A—61 West 55th street, Manhattan.  
1348-25-A—370 West 31st street, Manhattan.  
349-26-A—59 Pearl street, Brooklyn.  
400-26-A—130-136 West 124th street, Manhattan.  
431-26-A—1423-1435 Atlantic avenue, Brooklyn.  
432-26-A—176-178 Hope street and 131-133 Union street, Brooklyn.  
347-26-A—215 Dupont street and 40-50 Paidge street, Brooklyn.  
262-26-A—638 54th street, Brooklyn.  
359-26-A—34 35th street, Brooklyn.  
576-26-A—253-263 West 72nd street, Manhattan.  
481-26-A—3402-3406 Park avenue, The Bronx.  
584-26-A—6600 Metropolitan avenue, Middleburgh, Borough of Queens.



# CALENDAR

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building on the following matters:

no. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

no. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

no. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

no. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

no. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

no. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

no. 450-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue

and 1679 Cornelia street, Ridgewood, Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under sections 7e and 21 of the building zone resolution, of Coonley and Grindel, applicants and owners, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

WILLIAM E. WALSH, *Chairman.*

## SEPTEMBER 14, 1926, 2 P. M.

### *Petitions for Variations.*

1259-25-S—188 South 1st street, Brooklyn.

297-26-S—71-89 East 150th street, The Bronx.

405-26-S—507-511 West 26th street, Manhattan.

417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.

365-26-S—21-23 Bleecker street, Manhattan.

1298-25-S—599-603 Fifth avenue, Brooklyn.

338-26-S—552-564 West Broadway, Manhattan.

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

1342-25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

### *Appliances Submitted for Approval*

451-26-SA—Vesta Oil Burner, approval of.

443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

## FRIDAY, SEPTEMBER 17, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.



# CALENDAR

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M.

### *Building Zone Cases.*

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.

PREMISES—519 Saratoga avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.

517-26-BZ.

APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.

PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

428-26-A—1887 Bathgate avenue, The Bronx.

436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

465-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

404-26-A—507-511 West 26th street, Manhattan.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.

498-26-A—1325 Grand street, Brooklyn.

499-26-A—957-971 Kent avenue, Brooklyn.

502-26-A—141-145 Wooster street, Manhattan.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, September 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution,

of McCooley and Conroy, applicant, on behalf of Hyman Morgenstern, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) vehicles (previously before the board of appeals); premises 1305-1309 Gates avenue, Brooklyn.

CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the erection and maintenance of a store building; premises 285-170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4050 Broadway, Manhattan.

WILLIAM E. WALSH, Chairman.

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

426-26-S—81-83 Boerum street, Brooklyn.

434-26-S—1013 East Tremont avenue, The Bronx.

435-26-S—12 East 32nd street, Manhattan.

438-26-S—215 West 29th street, Manhattan.

445-26-S—1896-1898 Third avenue, Manhattan.

452-26-S—11 East Houston street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

461-26-S—35 West 31st street, Manhattan.

466-26-S—71-79 Otsego street, Brooklyn.

467-26-S—85-87 Varet street, Brooklyn.

472-26-S—36 East 8th street, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

283-26-S—10 Washington place, Manhattan.

444-26-S—24-30 West 39th street, Manhattan.

469-26-S—207 Centre street, Manhattan.

477-26-S—438 Broome street, Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval.

485-26-SA—Syno Anti-Syphon Valve, approval.

504-26-SA—Rayfield Oil Burner, approval.

## FRIDAY, SEPTEMBER 24, 1926, 10 A.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.



# CALENDAR

SEPTEMBER 28, 1926, 10 A. M.

## Appeals from Administrative Orders.

- 26-A—212 West 14th street, Manhattan.
- 26-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 26-A—220-222 West 49th street, Manhattan.
- 26-A—278-292 Locust avenue, The Bronx.
- 26-A—71 North 6th street, Brooklyn.
- 26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 26-A—171 Thompson avenue, L. I. City, Queens.
- 26-A—54-56 Dey street, Manhattan.
- 26-A—1584-1586 Fulton street, Brooklyn.
- 26-A—692 Broadway, Manhattan.
- 26-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 26-A—340 Hamilton street, L. I. City, Borough of Queens.
- 26-A—284 North 6th street, Brooklyn.
- 26-A—11-27 Ocean Parkway, Brooklyn.
- 26-A—437-453 East 56th st., Manhattan.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 28, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 28, 1926, 2 P. M.

## Petitions for Variations.

- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.
- 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

## Appliances Submitted for Approval

- 534-26-SA—Socony Industrial Type "A" Burner, approval of.
- 560-26-SA—Franklin Domestic Oil Burner, approval of.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### Appliances Submitted for Approval.

- 21-SA—Angle Hose Valve, approval of.
- 21-SA—Ford Fire Line Reducing Valve, approval of.
- 22-SA—Quinn Acme Crude Oil Burner, approval of.
- 22-SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 22-SA—Howard Water Pressure Reducing Devices, approval of.
- 22-SA—Crocker Gas Valve, approval of.
- 22-SA—Kennell Gas Cut-Off Valve, approval of.
- 22-SA—Burnwell Mechanical Burner, approval of.
- 22-SA—Dean Fuel Oil Pump, approval of.
- 22-SA—Combustion Fuel Oil Burner, approval of.
- 22-SA—Anti-Syphon Valve, approval of.
- 22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 22-SA—Coen Oil Burner, approval of.
- 22-SA—Rodriguez Oil Burner, approval of.
- 22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 22-SA—Delaney Fuel Oil Burner, approval of.
- 23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 23-SA—Master Gas Shut-Off Valve, approval of.
- 23-SA—Packless Gas Shut-Off Valve, approval of.
- 23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.

- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.



# RESERVE CALENDAR

- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.

- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.

*Cases listed in the Reserve Calendar are cases which action by the board has been deferred pending committee reports, of this board, court or department and will remain thereon until the aforesaid reports or departmental actions are consummated. Whereupon case or cases will be restored to the regular calendar due notice of the date set for hearing will be mailed appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

mentary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; and readopted February 10, 1916, effective March 16; revised and adopted by the Board of Standards Appeals July 29, 1924.

1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest landing of the stairway in accordance with the following:

Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Stairways Enclosed			
Stairways Enclosed	Stairways Enclosed		
Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

Term "contents" as used above means articles, goods, and merchandise, packed, stored, manufactured or in process of manufacture.

Term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

Term "sprinkler" as used above means an automatic sprinkler equipment installed and maintained in good working order on each floor.

Term "story" as used above means that part of a building between any floor and the floor or roof next above the first story is that part of a building which extends more than 50 per cent above the floor below and the roof above the curb or average grade level.

The stairway extends to the top floor of the building; such partitions shall extend to the under side of the roof boarding. That portion of the under side of the beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of combustible material, in which case the partitions shall extend to the under side of the roof.

The stairway is required to extend to the roof, and the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof, or louvres or ventilators, or exterior windows with fireproof sections at the top floor.

Openings in such partitions shall be provided with self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the floor bottom.

Horizontal exit, as defined in section 267 of the Labor Law, shall be accepted as a compliance with this rule where the sides of the fire wall or walls are occupied by the same occupant.

—Where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amount specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall lead from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PROGRESS REPORT

DOCKET		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	
Cases filed up to and including August 4, 1926.....	670	Dismissed .....	
Restored to calendar.....	65	Denied .....	
		Granted .....	
		Granted on condition.....	
		Appliances approved.....	
		Appliances dismissed, disapproved or withdrawn.....	
		Rules approved.....	
		Rules disapproved or rescinded.....	
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	165	Requests to reopen granted.....	
Requests to amend.....	26	Requests to reopen denied.....	
Requests for modification.....	27	Requests to amend granted.....	
Requests to rescind.....	2	Requests to amend denied.....	
Requests for extension of time.....	15	Requests for modification granted.....	
Requests for extension of permit.....	24	Requests for modification denied.....	
Requests for mechanical installations.....	1	Requests to rescind granted.....	
Requests for approval of plans.....	12	Requests to rescind denied.....	
Administrative requests.....	1	Requests for extension of time granted.....	
Requests for interpretation.....	0	Requests for extension of time denied.....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied.....	
		Requests to install granted.....	
		Requests to install denied.....	
		Plans approved.....	
		Plans disapproved.....	
		Administrative requests granted.....	
		Administrative requests denied or withdrawn.....	
		Interpretations .....	
		Requests withdrawn or dismissed.....	
Total .....	1751	Total .....	
Disposed of.....	1195		
Cases pending August 4, 1926.....	556		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of to receive such notice is no excuse for neglect to

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF THE CLERK'S CALENDAR

*THE LIBRARY OF THE UNIVERSITY OF ILLINOIS*  
The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

Next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

### CONTENTS

Issue of the Bulletin contains, in the order given—

et.

of Clerk's Calendar.

Trial Calendar.

es in Building Zone Cases.

ve Calendar.

ess Report.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending August 11, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
685-26-BZ.....	B.B.Bx	.2861-69 Bailey ave., Bronx N. B. 1956-26.
684-26-S.....	F.D.	....181-185 Mercer st., Man. L. D. 99169.
683-26-S.....	F.D.	....404 E. 102nd st., Man. L. D. 87292.
682-26-BZ.....	F.D.	....S.E.C. Jerome ave. and 182nd st., Bx. N. B. 1710-1926.
681-26-BZ.....	B.B.Q.	.8502 Rockaway blvd., Q., N. B. 12729-1926.
680-26-BZ.....	B.B.M.	.95-109 Northern ave., Man. N. B. 344 & 345,-1926.
679-26-BZ.....	B.B.Q.	.6071 Madison st., Ridgewood, Q. N. B. 9696-1926.
678-26-S.....	F.D.	....912 Bedford ave., Bklyn. L. D. 97751.
677-26-S.....	B.B.M.	.560 Seventh ave., Man. Decision.
676-26-BZ.....	B.B.Bx.	.1313-1321 Jerome ave., Bx. N. B. 1834-1926.
675-26-BZ.....	B.B.M.	.4172 Broadway, Man. Alt. 1493-1926.
674-26-S.....	B.B.M.	..150-154 W. 28th st., Man. N. B. 227-1926.
673-26-S.....	F.D.	....31 East 31st st., Man. (12th Fl. rear). L. D. 98769.
672-26-S.....	F.D.	....31 E. 31st st., Man. (12th Fl. front). L. D. 98767.
671-26-S.....	F.D.	....31 E. 31st st., Man. (10th Floor). L. D. 98758.

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brooklyn
B.B.M.	.....Bureau of Buildings, Manhattan
B.B.Q.	.....Bureau of Buildings, Queens
B.B.R.	.....Bureau of Buildings, Richmond
B.B.Bx.	.....Bureau of Buildings, Bronx
T.H.D.	.....Tenement House Department

## NOTICE.

Notice is hereby given that the board of standards and appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 14, 1926, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consultations and other business.

## CALL OF CLERK'S CALENDAR

**TUESDAY SEPTEMBER 14, 1926, AT 2 P.**

*Building Zone Cases.*

453-26-BZ.

APPLICANT—John J. Dunnigan, for Pasquale owner.

PREMISES—460-468 Southern Boulevard, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a factory building.

478-26-BZ.

APPLICANT—Victor C. Farrar, for Baker, Evans & Inc., owner.

PREMISES—102 East 40th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy, of a building, from a conforming business use on the first story.

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Green owner.

PREMISES—Southwest corner of Forest Parkway and Ruth place, Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a "F" area district extending from an area district, the erection and maintenance of a tenement house, with the area of lot occupancy and courts designed as required by the zoning resolution for a "C" area district (previously a "B" area district).

416-26-BZ.

APPLICANT—Charles DiSapio, for 29th Street Inc., owner.

PREMISES—206-208 East 29th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a portion of a building as a poultry slaughterhouse.

## SEPTEMBER 14, 1926, 10 A. M.

*Appeals from Administrative Orders.*

1028-25-A—61 West 55th street, Manhattan.

1348-25-A—370 West 31st street, Manhattan.

349-26-A—59 Pearl street, Brooklyn.

400-26-A—130-136 West 124th street, Manhattan.

431-26-A—1423-1435 Atlantic avenue, Brooklyn.

432-26-A—176-178 Hope street and 131-133 Union street, Brooklyn.

347-26-A—215 Dupont street and 40-50 Paidget street, Brooklyn.

262-26-A—638 54th street, Brooklyn.

359-26-A—34 35th street, Brooklyn.

576-26-A—253-263 West 72nd street, Manhattan.

481-26-A—3402-3406 Park avenue, The Bronx.

584-26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.



# CALENDAR

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building on the following matters:

no. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

no. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

no. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

no. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

no. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

no. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

no. 450-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue

and 1679 Cornelia street, Ridgewood, Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under sections 7e and 21 of the building zone resolution, of Coonley and Grindel, applicants and owners, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 14, 1926, 2 P. M.

## *Petitions for Variations.*

- 1259-25-S—188 South 1st street, Brooklyn.
- 297-26-S—71-89 East 150th street, The Bronx.
- 405-26-S—507-511 West 26th street, Manhattan.
- 417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.
- 365-26-S—21-23 Bleeker street, Manhattan.
- 1298-25-S—599-603 Fifth avenue, Brooklyn.
- 338-26-S—552-564 West Broadway, Manhattan.
- 422-26-S—58-64 West 40th street, Manhattan.
- 423-26-S—58-64 West 40th street, Manhattan.
- 424-26-S—58-64 West 40th street, Manhattan.
- 425-26-S—58-64 West 40th street, Manhattan.
- 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.
- 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.
- 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.
- 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.
- 1342-25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

## *Appliances Submitted for Approval*

- 451-26-SA—Vesta Oil Burner, approval of.
- 443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

FRIDAY, SEPTEMBER 17, 1926, 10 A. M.  
SPECIAL MEETING.

## *Rules.*

- 77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.



# CALENDAR

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M.

### *Building Zone Cases.*

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.

PREMISES—519 Saratoga avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.

517-26-BZ.

APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.

PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

428-26-A—1887 Bathgate avenue, The Bronx.

436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

465-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

404-26-A—507-511 West 26th street, Manhattan.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.

498-26-A—1325 Grand street, Brooklyn.

499-26-A—957-971 Kent avenue, Brooklyn.

502-26-A—141-145 Wooster street, Manhattan.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution,

of McCooley and Conroy, applicants, on behalf of Hyman Morgenstern, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board of standards and appeals, under premises 1305-1309 Gates avenue, Brooklyn).

CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the erection and maintenance of a storage building; premises 285 West 170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4050 Broadway, Manhattan.

WILLIAM E. WALSH, Chairman

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

426-26-S—81-83 Boerum street, Brooklyn.

434-26-S—1013 East Tremont avenue, The Bronx.

435-26-S—12 East 32nd street, Manhattan.

438-26-S—215 West 29th street, Manhattan.

445-26-S—1896-1898 Third avenue, Manhattan.

452-26-S—11 East Houston street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

461-26-S—35 West 31st street, Manhattan.

466-26-S—71-79 Otsego street, Brooklyn.

467-26-S—85-87 Varet street, Brooklyn.

472-26-S—36 East 8th street, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

283-26-S—10 Washington place, Manhattan.

444-26-S—24-30 West 39th street, Manhattan.

469-26-S—207 Centre street, Manhattan.

477-26-S—438 Broome street, Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval.

485-26-SA—Syno Anti-Syphon Valve, approval.

504-26-SA—Rayfield Oil Burner, approval of.

## FRIDAY, SEPTEMBER 24, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.



# CALENDAR

SEPTEMBER 28, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 3-A—212 West 14th street, Manhattan.
- 3-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 3-A—220-222 West 49th street, Manhattan.
- 3-A—278-292 Locust avenue, The Bronx.
- 3-A—71 North 6th street, Brooklyn.
- 3-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 3-A—171 Thompson avenue, L. I. City, Queens.
- 3-A—54-56 Dey street, Manhattan.
- 3-A—1584-1586 Fulton street, Brooklyn.
- 3-A—692 Broadway, Manhattan.
- 3-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 3-A—340 Hamilton street, L. I. City, Borough of Queens.
- 3-A—284 North 6th street, Brooklyn.
- 3-A—11-27 Ocean Parkway, Brooklyn.
- 3-A—437-453 East 56th st., Manhattan.

## *Building Zone Application.*

ICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions building zone resolution, *Tuesday morning, Sep-28, 1926*, at 10 o'clock, in Room 1013, Municipal, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 28, 1926, 2 P. M.

## *Petitions for Variations.*

- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.
- 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

## *Appliances Submitted for Approval*

- 534-26-SA—Socony Industrial Type "A" Burner, approval of.
- 560-26-SA—Franklin Domestic Oil Burner, approval of.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 3-A—Angle Hose Valve, approval of.
- 3-A—Ford Fire Line Reducing Valve, approval of.
- 3-A—Quinn Acme Crude Oil Burner, approval of.
- 3-A—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 3-A—Howard Water Pressure Reducing Devices, approval of.
- 3-A—Crocker Gas Valve, approval of.
- 3-A—Kennell Gas Cut-Off Valve, approval of.
- 3-A—Burnwell Mechanical Burner, approval of.
- 3-A—Dean Fuel Oil Pump, approval of.
- 3-A—Combustion Fuel Oil Burner, approval of.
- 3-A—Anti-Syphon Valve, approval of.
- 3-A—Thermostats for Automatic Fire Alarm Systems, approval of.
- 3-A—Coen Oil Burner, approval of.
- 3-A—Rodriguez Oil Burner, approval of.
- 3-A—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 3-A—Delaney Fuel Oil Burner, approval of.
- 3-A—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 3-A—Master Gas Shut-Off Valve, approval of.
- 3-A—Packless Gas Shut-Off Valve, approval of.
- 3-A—S. & K. Gas Shut-Off Valve, approval of.
- 3-A—Manual and Thermal Gas Cut-Off Valve, approval of.

- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 998-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.



# RESERVE CALENDAR

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 634-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.

558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Superintending Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasolene Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.

*Cases listed in the Reserve Calendar are cases in which action by the board has been deferred pending committee reports, of this board, court or departmental actions and will remain thereon until the aforesaid reports or departmental actions are consummated. Where a case or cases will be restored to the regular calendar, due notice of the date set for hearing will be mailed to appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards Appeals July 29, 1924.

Section 1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the stairs, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest landing of the stairway in accordance with the following rules:

Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Stairways Enclosed			
Stairways Enclosed	Stairways Enclosed		
Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

Term "contents" as used above means articles, goods, and merchandise, packed, stored, manufactured or in process of manufacture.

Term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

Term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

Term "story" as used above means that part of a building between any floor and the floor or roof next above the first story is that part of a building which contains more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of non-combustible material, in which case the partitions shall extend to the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof, or by louvres or ventilators, or exterior windows with fireproof sections at the top floor.

All openings in such partitions shall be provided with self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, shall be accepted as a compliance with this rule where the sides of the fire wall or walls are occupied by the same factory floor by the same occupant.

Section 2.—Where there are occupancies on any story or part of a story involving the storage or use below the top story of the building, and exceeding the amount specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PROGRESS REPORT

DOCKET	
Cases pending December 31, 1925.....	743
Cases filed up to and including August 11, 1926.....	685
Restored to calendar.....	65
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	165
Requests to amend.....	26
Requests for modification.....	27
Requests to rescind.....	2
Requests for extension of time.....	15
Requests for extension of permit.....	24
Requests for mechanical installations.....	1
Requests for approval of plans.....	12
Administrative requests.....	1
Requests for interpretation.....	0
Total .....	1766
Disposed of.....	1195
Cases pending August 11, 1926.....	571

DISPOSITION OF CASES.	
Withdrawn .....	
Dismissed .....	
Denied .....	
Granted .....	
Granted on condition.....	
Appliances approved.....	
Appliances dismissed, disapproved or withdrawn.....	
Rules approved.....	
Rules disapproved or rescinded.....	
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	
Requests to reopen denied.....	
Requests to amend granted.....	
Requests to amend denied.....	
Requests for modification granted.....	
Requests for modification denied.....	
Requests to rescind granted.....	
Requests to rescind denied.....	
Requests for extension of time granted.....	
Requests for extension of time denied.....	
Requests for extension of permit granted.....	
Requests for extension of permit denied.....	
Requests to install granted.....	
Requests to install denied.....	
Plans approved.....	
Plans disapproved.....	
Administrative requests granted.....	
Administrative requests denied or withdrawn.....	
Interpretations .....	
Requests withdrawn or dismissed.....	

Total ... ..

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board, offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative body in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City

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No. 34

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

ONE—WORTH 0184.

HOURS—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

ket.

of Clerk's Calendar.

Trial Calendar.

ces in Building Zone Cases.

ve Calendar.

s.

ress Report.

#### PUBLIC HEARINGS. AUG 30 1926

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connected with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending August 18, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
700-26-A.....	F.D. ....	238-244 King st., Bklyn., F-99380
699-26-S.....	B.B.M. ..	251-255 W. 30th st., Man., N. B. 178-1926
698-26-S.....	B.B.M. ..	247-249 W. 30th st., Man., N. B. 195-1926
697-26-A.....	F.D. ....	449-55 W. 41st st., Man., F-89493—F-89494
696-26-A.....	F.D. ....	771 Third ave., Bklyn., F-92358
695-26-BZ.....	B.B.Q. ..	N.E.C. Utopia Pkwy. and 30th ave., Auburndale, Q., N. B. 11275-1926
694-26-BZ.....	B.B.Bx. .	699 E. Fordham rd., Bx., N. B. 2004-1926
693-26-BZ.....	B.B.Q. ..	W.S. 144th st., 100 ft. south of 116th ave., Jamaica, Q., N. B. 19411-25
692-26-BZ.....	B.B.Q. ..	N.E.C. Metropolitan ave. and N. Wicks st., Rich. H., Q., N. B. 10482-1926
691-26-BZ.....	B.B.B. .	462-64 Fifth ave., Bklyn., N. B. 12774-1926
690-26-S.....	F.D. ....	237-241 Sheffield ave., Bklyn., LD-99483
689-26-S.....	B.B.M. ..	257-261 W. 38th st., Man., N. B. 270-1926
688-26-S.....	B.B.M. ..	160-162 E. 56th st., Man., N. B. 142-1926
687-26-BZ.....	F.D. ....	S.S. Hillside ave., 120 ft. west of Colonial ave., Q., N. B. 1828-1926
686-26-A.....	F.D. ....	282-296 E. 134th st., Bx., F-98804

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## NOTICE.

Notice is hereby given that the board of standards and appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 14, 1926, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consultations and other business.

## CALL OF CLERK'S CALENDAR

**TUESDAY SEPTEMBER 14, 1926, AT 2 P. M.**

*Building Zone Cases.*

453-26-BZ.  
APPLICANT—John J. Dunnigan, for Pasquale E. owner.  
PREMISES—460-468 Southern Boulevard, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a business district extending from unrestricted district the erection and maintenance of a factory building.

478-26-BZ.  
APPLICANT—Victor C. Farrar, for Baker, Evans & Inc., owner.  
PREMISES—102 East 40th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the change of occupancy, of a building, from a conforming to business use on the first story.

199-26-BZ.  
APPLICANT—William F. Doyle, for Hyman Gree owner.  
PREMISES—Southwest corner of Forest Parkway, Ruth place, Queens.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a "F" area district extending from area district, the erection and maintenance of tenement house, with the area of lot occupancy and courts designed as required by the zoning resolution for a "C" area district (previously dis-

416-26-BZ.  
APPLICANT—Charles DiSapio, for 29th Street M. Inc., owner.  
PREMISES—206-208 East 29th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the maintenance portion of a building as a poultry slaughterhouse.

## 675-26-BZ

APPLICANT—Weinberger & Weishoff, Inc., for Broadway Corp., Inc., owner.  
PREMISES—4172 Broadway, Borough of Manhattan.  
APPLICATION, under sections 7c and 7e of the building zone resolution,  
TO PERMIT partly in a residence district and in a business district, the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.

**SEPTEMBER 14, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

1028-25-A—61 West 55th street, Manhattan.  
1348-25-A—370 West 31st street, Manhattan.  
349-26-A—59 Pearl street, Brooklyn.  
400-26-A—130-136 West 124th street, Manhattan.  
431-26-A—1423-1435 Atlantic avenue, Brooklyn.  
432-26-A—176-178 Hope street and 131-133 Union Brooklyn.  
347-26-A—215 Dupont street and 40-50 Paidge Brooklyn.  
262-26-A—638 54th street, Brooklyn.  
359-26-A—34 35th street, Brooklyn.



# CALENDAR

- 26-A—253-263 West 72nd street, Manhattan.  
 26-A—3402-3406 Park avenue, The Bronx.  
 26-A—6600 Metropolitan avenue, Middle Village,  
 Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of stand-  
 and appeals of a public hearing under the provisions  
 of the building zone resolution, *Tuesday morning*, Septem-  
 ber 14, 1926, at 10 o'clock, in Room 1013, Municipal Build-  
 ing on the following matters:

no. 361-26-BZ—Application, April 23, 1926, under sec-  
 tion 21 of the building zone resolution,  
 of Otto Henschel, applicant, on behalf  
 of Ralph Crisci, owner, to permit in  
 a business district the erection and  
 maintenance of a garage for the stor-  
 age of more than five (5) motor vehi-  
 cles; premises 2263-2275 East 18th  
 street, Brooklyn.

no. 1425-24-BZ—Application, May 11, 1926, under sec-  
 tion 21 of the building zone resolution,  
 of William F. Doyle, applicant, on be-  
 half of Charles Milgrim, owner, to per-  
 mit in a residence district the mainte-  
 nance of a factory use of an existing  
 building (previously denied by the  
 board); premises 231 West 74th street,  
 Manhattan.

no. 1083-25-BZ—Application, October 23, 1925, under  
 section 21 of the building zone resolution,  
 of Joseph Zicarelli, owner, to permit in  
 a residence district and "B" area dis-  
 trict the erection and maintenance of  
 a rear extension, covering more than  
 40 per cent of the area of the yard  
 space required by the zone resolution;  
 premises 51 West 11th street, Manhat-  
 tan.

no. 17-26-BZ—Application, January 6, 1926, under sec-  
 tion 21 of the building zone resolution,  
 of William F. Doyle, applicant, on be-  
 half of John Welz, owner, to permit  
 in a business district the erection and  
 maintenance of a garage for the stor-  
 age of more than five (5) motor vehi-  
 cles; premises 168-190 East 98th  
 street, Brooklyn.

no. 240-26-BZ—Application, March 20, 1926, under sec-  
 tions 7c and 21 of the building zone  
 resolution, of A. J. Simberg, architect,  
 on behalf of Anna Shulman, owner, to  
 permit in a residence district extend-  
 ing from a business district the erec-  
 tion and maintenance of a building for  
 store purposes; premises 1661 St. Nich-  
 olas avenue, northwest corner of Fair-  
 view avenue, Manhattan.

272-26-BZ—Application, March 31, 1926, under sec-  
 tion 21 of the building zone resolu-  
 tion, of William F. Regan, consult-  
 ing engineer, on behalf of Beardsley  
 Realty Company, owner, to permit in  
 a business district the erection and  
 maintenance of a gasoline service sta-  
 tion; premises 553-563 Atlantic avenue,  
 Brooklyn.

450-26-BZ—Application, May 20, 1926, under sec-  
 tion 7c of the building zone resolution,  
 of A. F. Gilbert, architect, on behalf  
 of Manufacturers Trust Company,  
 owner, to permit in a residence district  
 extending from a business district the  
 erection and maintenance of a business

building; premises 1696 Myrtle avenue  
 and 1679 Cornelia street, Ridgewood,  
 Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sec-  
 tions 7c and 21 of the building zone  
 resolution, of John W. Clancy, appli-  
 cant, on behalf of Mary E. Bird, owner,  
 to permit in a business district extend-  
 ing from an unrestricted district the  
 erection and maintenance of a garage  
 for the storage of more than five (5)  
 motor vehicles; premises 2337 Hoffman  
 street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under  
 sections 7e and 21 of the building zone  
 resolution, of Coonley and Grindel, ap-  
 plicants and owners, to permit in a busi-  
 ness district the change of occupancy of  
 an existing building from a motion pic-  
 ture theatre to a garage for the storage  
 of more than five (5) motor vehicles  
 and also to a motor vehicle repair shop;  
 premises 1094 Castleton avenue and 13  
 Caroline street, West New Brighton,  
 Richmond.

WILLIAM E. WALSH, *Chairman.*

## SEPTEMBER 14, 1926, 2 P. M.

### Petitions for Variations.

- 1259-25-S—188 South 1st street, Brooklyn.  
 297-26-S—71-89 East 150th street, The Bronx.  
 405-26-S—507-511 West 26th street, Manhattan.  
 417-26-S—500-504 Seventh avenue, 201-219 West 37th street,  
 and 214-226 West 38th street, Manhattan.  
 365-26-S—21-23 Bleecker street, Manhattan.  
 1298-25-S—599-603 Fifth avenue, Brooklyn.  
 338-26-S—552-564 West Broadway, Manhattan.  
 422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhat-  
 tan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhat-  
 tan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhat-  
 tan.  
 1314-25-S—Northwest corner of Sunswick street and Payn-  
 ter avenue, Long Island City, Borough of  
 Queens.  
 1342-25-S—S. S. of Grand street, 460 ft. west of Garrison  
 avenue (rear building), Maspeth, Bor-  
 ough of Queens.

### Appliances Submitted for Approval

- 451-26-SA—Vesta Oil Burner, approval of.  
 443-26-SA—American Anti-Syphon Fuel Oil Valve, ap-  
 proval of.

## FRIDAY, SEPTEMBER 17, 1926, 10 A. M. SPECIAL MEETING.

### Rules.

- 77-25-SR—Proposed Amendments to Sprinkler Rules,  
 adoption of.



# CALENDAR

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M.

### *Building Zone Cases.*

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.

PREMISES—519 Saratoga avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.

517-26-BZ.

APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.

PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

428-26-A—1887 Bathgate avenue, The Bronx.

436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

463-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

404-26-A—507-511 West 26th street, Manhattan.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.

498-26-A—1325 Grand street, Brooklyn.

499-26-A—957-971 Kent avenue, Brooklyn.

502-26-A—141-145 Wooster street, Manhattan.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, September 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution,

of McCooey and Conroy, applicant, on behalf of Hyman Morgenstern, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) vehicles (previously before the board of appeals, premises 1305-1309 Gates avenue, Brooklyn).

CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the erection and maintenance of a store building; premises 285-287 170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4050 Broadway, Manhattan.

WILLIAM E. WALSH, Chairman.

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

426-26-S—81-83 Boerum street, Brooklyn.

434-26-S—1013 East Tremont avenue, The Bronx.

435-26-S—12 East 32nd street, Manhattan.

438-26-S—215 West 29th street, Manhattan.

445-26-S—1896-1898 Third avenue, Manhattan.

452-26-S—11 East Houston street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

461-26-S—35 West 31st street, Manhattan.

466-26-S—71-79 Otsego street, Brooklyn.

467-26-S—85-87 Varet street, Brooklyn.

472-26-S—36 East 8th street, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

283-26-S—10 Washington place, Manhattan.

444-26-S—24-30 West 39th street, Manhattan.

469-26-S—207 Centre street, Manhattan.

477-26-S—438 Broome street, Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval.

485-26-SA—Syno Anti-Syphon Valve, approval.

504-26-SA—Rayfield Oil Burner, approval.

## FRIDAY, SEPTEMBER 24, 1926, 10 A.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.



# CALENDAR

SEPTEMBER 28, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 3-A—212 West 14th street, Manhattan.
- 3-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 3-A—220-222 West 49th street, Manhattan.
- 3-A—278-292 Locust avenue, The Bronx.
- 3-A—71 North 6th street, Brooklyn.
- 3-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 3-A—171 Thompson avenue, L. I. City, Queens.
- 3-A—54-56 Dey street, Manhattan.
- 3-A—1584-1586 Fulton street, Brooklyn.
- 3-A—692 Broadway, Manhattan.
- 3-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 3-A—340 Hamilton street, L. I. City, Borough of Queens.
- 3-A—284 North 6th street, Brooklyn.
- 3-A—11-27 Ocean Parkway, Brooklyn.
- 3-A—437-453 East 56th st., Manhattan.

## *Building Zone Application.*

ICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions building zone resolution, *Tuesday morning, Sep-28, 1926, at 10 o'clock, in Room 1013, Municipal*, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 28, 1926, 2 P. M.

## *Petitions for Variations.*

- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.
- 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

## *Appliances Submitted for Approval*

- 534-26-SA—Socony Industrial Type "A" Burner, approval of.
- 560-26-SA—Franklin Domestic Oil Burner, approval of.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 3A—Angle Hose Valve, approval of.
- 3A—Ford Fire Line Reducing Valve, approval of.
- 3A—Quinn Acme Crude Oil Burner, approval of.
- 3A—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 3A—Howard Water Pressure Reducing Devices, approval of.
- 3A—Crocker Gas Valve, approval of.
- 3A—Kennell Gas Cut-Off Valve, approval of.
- 3A—Burnwell Mechanical Burner, approval of.
- 3A—Dean Fuel Oil Pump, approval of.
- 3A—Combustion Fuel Oil Burner, approval of.
- 3A—Anti-Syphon Valve, approval of.
- 3A—Thermostats for Automatic Fire Alarm Systems, approval of.
- 3A—Coen Oil Burner, approval of.
- 3A—Rodriguez Oil Burner, approval of.
- 3A—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 3A—Delaney Fuel Oil Burner, approval of.
- 3A—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 3A—Master Gas Shut-Off Valve, approval of.
- 3A—Packless Gas Shut-Off Valve, approval of.
- 3A—S. & K. Gas Shut-Off Valve, approval of.
- 3A—Manual and Thermal Gas Cut-Off Valve, approval of.

- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.



# RESERVE CALENDAR

- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.

- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Superintending Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.

Cases listed in the Reserve Calendar are cases in which action by the board has been deferred pending committee reports, of this board, court or departmental actions and will remain thereon until the aforesaid reports or departmental actions are consummated. Where a case or cases will be restored to the regular calendar due notice of the date set for hearing will be mailed to appellant, applicant or petitioner of record.

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards and Appeals July 29, 1924.

Section 1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the platforms, and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest landing of the stairway in accordance with the following table:

Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Stairways Enclosed			
Stairways Enclosed	Stairways Enclosed		
Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

Term "contents" as used above means articles, goods, and merchandise, packed, stored, manufactured or in process of manufacture.

Term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

Term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

Term "story" as used above means that part of a building between any floor and the floor or roof next above the first story is that part of a building which is more than 50 per cent above the floor below and the roof above the curb or average grade level.

The stairway extends to the top floor of the building; such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of combustible material, in which case the partitions shall extend to the under side of the roof.

The stairway is required to extend to the roof, and the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof, or louvres or ventilators, or exterior windows with fireproof sections at the top floor.

Openings in such partitions shall be provided with self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material, at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, shall be accepted as a compliance with this rule where the sides of the fire wall or walls are occupied by the same occupant.

Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall lead from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PROGRESS REPORT

DOCKET		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	
Cases filed up to and including August 18, 1926....	700	Dismissed .....	
Restored to calendar.....	65	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen.....	165	Granted on condition.....	
Requests to amend.....	26	Appliances approved.....	
Requests for modification.....	27	Appliances dismissed, disapproved or withdrawn.....	
Requests to rescind.....	2	Rules approved.....	
Requests for extension of time.....	15	Rules disapproved or rescinded.....	
Requests for extension of permit.....	24	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations.....	1	Requests to reopen granted.....	
Requests for approval of plans.....	12	Requests to reopen denied.....	
Administrative requests.....	1	Requests to amend granted.....	
Requests for interpretation.....	0	Requests to amend denied.....	
Total .....		Requests for modification granted.....	
Disposed of.....	1195	Requests for modification denied.....	
Cases pending August 18, 1926.....	586	Requests to rescind granted.....	
		Requests to rescind denied.....	
		Requests for extension of time granted.....	
		Requests for extension of time denied.....	
		Requests for extension of permit granted.....	
		Requests for extension of permit denied.....	
		Requests to install granted.....	
		Requests to install denied.....	
		Plans approved.....	
		Plans disapproved.....	
		Administrative requests granted.....	
		Administrative requests denied or withdrawn.....	
		Interpretations .....	
		Requests withdrawn or dismissed.....	
		Total ... ..	

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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*Murray*

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

Telephone—WORTH 0184.

Hours—9 a. m. to 4 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Table of Contents of the Bulletin contains, in the order given—

Clerk's Calendar.

Special Calendar.

Cases in Building Zone Cases.

Special Calendar.

Annual Report.

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,



# CALENDAR

## DOCKET

New Cases Filed Week Ending August 25, 1926

Cal. No.	Department	Premises Affected
715-26-SA.....	F.D.	Foster Oil Burner, Appliance
714-26-A.....	F.D.	381 Rider ave., Bx., F-93727
713-26-A.....	F.D.	550 Pearl st., Man., Alt. 2539-1926
712-26-BZ.....	F.D.	2211 Emmons ave., Bklyn., Alt. 1592-1926
711-26-A.....	F.D.	175-06 88th ave., Jam., Q., Alt. 1042-1926
710-26-A.....	F.D.	443-455 19th st., Bklyn., LC-99864
709-26-A.....	F.D.	450-456 W. 131st st., Man., LF-98966
708-26-A.....	F.D.	Eric Basin Breakwater, 2200 ft. west of Columbia st., Bklyn., F-99369; F-99370; F-99371; F-99372
707-26-BZ.....	B.B.Q.	S.S. 89th ave., 70 ft. west of 162nd st., Jam., Q., N. B. 2861-1926
706-26-BZ.....	B.B.Q.	S.S. 89th ave., 70 ft. west of 162nd st., Jam., Q., N. B. 1447-1920
705-26-BZ.....	B.B.B.	430-36 E. 21st st., Bklyn., N. B. 10453-1926
704-26-BZ.....	B.B.M.	1 W. 52nd st., Man., N. B. 364-1926
703-26-S.....	H.D.	647-649 Fourth ave., Bklyn., Sanitary Certificate
702-26-S.....	F.D.	89 Gerry st., Bklyn., LD-87300
701-26-S.....	F.D.	498 Seventh ave., Man., LD-93158

## CODE.

F.D.	Fire Department
H.D.	Health Department
B.B.B.	Bureau of Buildings, Brooklyn
B.B.M.	Bureau of Buildings, Manhattan
B.B.Q.	Bureau of Buildings, Queens
B.B.R.	Bureau of Buildings, Richmond
B.B.Bx.	Bureau of Buildings, Bronx
T.H.D.	Tenement House Department

## NOTICE.

Notice is hereby given that the board of standards and appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 14, 1926, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consultations and other business.

## CALL OF CLERK'S CALENDAR

TUESDAY SEPTEMBER 14, 1926, AT 2 P.

Building Zone Cases.

453-26-BZ. APPLICANT—John J. Dunnigan, for Pasquale Fi owner. PREMISES—460-468 Southern Boulevard, The Bronx APPLICATION, under sections 7c and 21 of the build zone resolution, TO PERMIT in a business district extending from unrestricted district the erection and mainten of a factory building.	478-26-BZ. APPLICANT—Victor C. Farrar, for Baker, Evans & Inc., owner. PREMISES—102 East 40th street, Manhattan. APPLICATION, under section 21 of the building resolution, TO PERMIT in a residence district the change of c pancy, of a building, from a conforming us business use on the first story.	199-26-BZ. APPLICANT—William F. Doyle, for Hyman Greenl owner. PREMISES—Southwest corner of Forest Parkway Ruth place, Queens. APPLICATION, under sections 7c and 21 of the bui zone resolution, TO PERMIT in a "F" area district extending from a area district, the erection and maintenance tenement house, with the area of lot occupied, and courts designed as required by the zone lution for a "C" area district (previously der	416-26-BZ. APPLICANT—Charles DiSapio, for 29th Street M Inc., owner. PREMISES—206-208 East 29th street, Manhattan. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the maintenance portion of a building as a poultry slaughter b	675-26-BZ APPLICANT—Weinberger & Weishoff, Inc., for Broadway Corp., Inc., owner. PREMISES—4172 Broadway, Borough of Manhat APPLICATION, under sections 7c and 7e of the ing zone resolution, TO PERMIT partly in a residence district and in a business district, the alteration and c sion in height of a garage for the stora more than five (5) motor vehicles.	664-26-BZ APPLICANT—Rouse & Goldstone, for A. B.—21 52nd Street Corp., owner. PREMISES—28 East 52nd street, Manhattan. APPLICATION, under section 7c of the building resolution, TO PERMIT the extension from a business distri a residence district, of a proposed bu building.
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SEPTEMBER 14, 1926, 10 A. M.

Appeals from Administrative Orders.

1028-25-A—61 West 55th street, Manhattan.
1348-25-A—370 West 31st street, Manhattan.
349-26-A—59 Pearl street, Brooklyn.
400-26-A—130-136 West 124th street, Manhattan.
431-26-A—1423-1435 Atlantic avenue, Brooklyn.
432-26-A—176-178 Hope street and 131-133 Union Brooklyn.



# CALENDAR

- 26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.  
 -26-A—638 54th street, Brooklyn.  
 -26-A—34 35th street, Brooklyn.  
 -26-A—253-263 West 72nd street, Manhattan.  
 -26-A—3402-3406 Park avenue, The Bronx.  
 -26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, September 14, 1926, at 10 o'clock, in Room 1013, Municipal Building on the following matters:

no. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

no. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

no. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

no. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

no. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

no. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

no. 450-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company,

owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under sections 7e and 21 of the building zone resolution, of Coonley and Grindel, applicants and owners, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

WILLIAM E. WALSH, *Chairman*.

SEPTEMBER 14, 1926, 2 P. M.

## Petitions for Variations.

- 1259-25-S—188 South 1st street, Brooklyn.  
 297-26-S—71-89 East 150th street, The Bronx.  
 405-26-S—507-511 West 26th street, Manhattan.  
 417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.  
 365-26-S—21-23 Bleeker street, Manhattan.  
 1298-25-S—599-603 Fifth avenue, Brooklyn.  
 338-26-S—552-564 West Broadway, Manhattan.  
 422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
 1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.  
 1342-25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

## Appliances Submitted for Approval

- 451-26-SA—Vesta Oil Burner, approval of.  
 443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

FRIDAY, SEPTEMBER 17, 1926, 10 A. M.

## SPECIAL MEETING.

### Rules.

- 77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.



# CALENDAR

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M.

### *Building Zone Cases.*

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.

PREMISES—519 Saratoga avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.

517-26-BZ.

APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.

PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

428-26-A—1887 Bathgate avenue, The Bronx.

436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

465-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

404-26-A—507-511 West 26th street, Manhattan.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.

498-26-A—1325 Grand street, Brooklyn.

499-26-A—957-971 Kent avenue, Brooklyn.

502-26-A—141-145 Wooster street, Manhattan.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution,

of McCooey and Conroy, applicant, on behalf of Hyman Morgenstern, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board of appeals, premises 1305-1309 Gates avenue, Brooklyn).

CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the erection and maintenance of a store building; premises 2851-2853 170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4038 Broadway, Manhattan.

WILLIAM E. WALSH, Chairman.

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

426-26-S—81-83 Boerum street, Brooklyn.

434-26-S—1013 East Tremont avenue, The Bronx.

435-26-S—12 East 32nd street, Manhattan.

438-26-S—215 West 29th street, Manhattan.

445-26-S—1896-1898 Third avenue, Manhattan.

452-26-S—11 East Houston street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

461-26-S—35 West 31st street, Manhattan.

466-26-S—71-79 Otsego street, Brooklyn.

467-26-S—85-87 Varet street, Brooklyn.

472-26-S—36 East 8th street, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

283-26-S—10 Washington place, Manhattan.

444-26-S—24-30 West 39th street, Manhattan.

469-26-S—207 Centre street, Manhattan.

477-26-S—438 Broome street, Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval.

485-26-SA—Syno Anti-Syphon Valve, approval.

504-26-SA—Rayfield Oil Burner, approval of.

## FRIDAY, SEPTEMBER 24, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.



# CALENDAR

SEPTEMBER 28, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 26-A—212 West 14th street, Manhattan.
- 26-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 26-A—220-222 West 49th street, Manhattan.
- 26-A—278-292 Locust avenue, The Bronx.
- 26-A—71 North 6th street, Brooklyn.
- 26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 26-A—171 Thompson avenue, L. I. City, Queens.
- 26-A—54-56 Dey street, Manhattan.
- 26-A—1584-1586 Fulton street, Brooklyn.
- 26-A—692 Broadway, Manhattan.
- 26-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 26-A—340 Hamilton street, L. I. City, Borough of Queens.
- 26-A—284 North 6th street, Brooklyn.
- 26-A—11-27 Ocean Parkway, Brooklyn.
- 26-A—437-453 East 56th st., Manhattan.

## *Building Zone Application.*

NICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions of building zone resolution, Tuesday morning, September 28, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 28, 1926, 2 P. M.

## *Petitions for Variations.*

- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.
- 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

## *Appliances Submitted for Approval*

- 534-26-SA—Socony Industrial Type "A" Burner, approval of.
- 560-26-SA—Franklin Domestic Oil Burner, approval of.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- SA—Angle Hose Valve, approval of.
- SA—Ford Fire Line Reducing Valve, approval of.
- SA—Quinn Acme Crude Oil Burner, approval of.
- SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- SA—Howard Water Pressure Reducing Devices, approval of.
- SA—Crocker Gas Valve, approval of.
- SA—Kennell Gas Cut-Off Valve, approval of.
- SA—Burnwell Mechanical Burner, approval of.
- SA—Dean Fuel Oil Pump, approval of.
- SA—Combustion Fuel Oil Burner, approval of.
- SA—Anti-Syphon Valve, approval of.
- SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- SA—Coen Oil Burner, approval of.
- SA—Rodriguez Oil Burner, approval of.
- SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- SA—Delaney Fuel Oil Burner, approval of.
- SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- SA—Master Gas Shut-Off Valve, approval of.
- SA—Packless Gas Shut-Off Valve, approval of.
- SA—S. & K. Gas Shut-Off Valve, approval of.
- SA—Manual and Thermal Gas Cut-Off Valve, approval of.

- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.



# RESERVE CALENDAR

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.

558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kemman High Pressure Brilliant Gas Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.

*Cases listed in the Reserve Calendar are cases which action by the board has been deferred pending committee reports, of this board, court or department action and will remain thereon until the aforesaid reports, or departmental actions are consummated. Whereupon case or cases will be restored to the regular calendar, due notice of the date set for hearing will be mailed appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards and Appeals July 29, 1924.

Section 1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the platforms, landings and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest landing of the stairway in accordance with the following table:

Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Stairways Enclosed			
Stairways Enclosed	Stairways Enclosed		
Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

Term "contents" as used above means articles, goods, and merchandise, packed, stored, manufactured or in process of manufacture.

Term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

Term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

Term "story" as used above means that part of a building between any floor and the floor or roof next above the first story is that part of a building which extends more than 50 per cent above the floor below and the roof above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of combustible material, in which case the partitions shall extend up to the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof, or by louvres or ventilators, or exterior windows with fireproof sections at the top floor.

Openings in such partitions shall be provided with fireproof self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material, at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, shall be accepted as a compliance with this rule where the two sides of the fire wall or walls are occupied by the same factory floor by the same occupant.

Section 2.—Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

Section 1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Section 2. Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PROGRESS REPORT

DOCKET		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	.....
		Dismissed .....	.....
		Denied .....	.....
Cases filed up to and including August 25, 1926....	715	Granted .....	.....
		Granted on condition.....	.....
		Appliances approved.....	.....
Restored to calendar.....	65	Appliances dismissed, disapproved or withdrawn.....	.....
		Rules approved.....	.....
		Rules disapproved or rescinded.....	.....
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	165	Requests to reopen granted.....	.....
		Requests to reopen denied.....	.....
Requests to amend.....	26	Requests to amend granted.....	.....
		Requests to amend denied.....	.....
Requests for modification.....	27	Requests for modification granted.....	.....
		Requests for modification denied.....	.....
Requests to rescind.....	2	Requests to rescind granted.....	.....
		Requests to rescind denied.....	.....
Requests for extension of time.....	15	Requests for extension of time granted.....	.....
		Requests for extension of time denied.....	.....
Requests for extension of permit.....	24	Requests for extension of permit granted.....	.....
		Requests for extension of permit denied.....	.....
Requests for mechanical <u>installations</u> .....	1	Requests to install granted.....	.....
		Requests to install denied.....	.....
Requests for approval of plans.....	12	Plans approved.....	.....
		Plans disapproved.....	.....
Administrative requests.....	1	Administrative requests granted.....	.....
		Administrative requests denied or withdrawn.....	.....
Requests for interpretation.....	0	Interpretations .....	.....
		Requests withdrawn or dismissed.....	.....
Total .....	1796	Total .....	.....
Disposed of.....	1195		
Cases pending August 25, 1926 .....	601		

WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of an appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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Mun. Bldg.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

under authority of Sec. 718 of the Greater New York Charter as amended by the Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City

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No. 36

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

#### PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connected with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

### CONTENTS

Issue of the Bulletin contains, in the order given—

Set.

of Clerk's Calendar.

Trial Calendar.

es in Building Zone Cases.

ve Calendar.

ess Report.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending September 1, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
730-26-S.....	F.D. ....	352-360 Butler st., Bklyn., LD-99521
729-26-A.....	F.D. ....	352-360 Butler st., Bklyn., LF-99527—F-99528
728-26-A.....	F.D. ....	27 Wilbur ave., Q., LC-4910
727-26-A.....	F.D. ....	1367-1375 Flushing ave., Q., N. B. 1259-26
726-26-BZ.....	B.B.B. ..	4806-10 New Utrecht ave., Bklyn., Viol. 3547-26
725-26-BZ.....	F.D. ....	N.S. 2nd st., 170 ft. 10 in. E of Fourth ave., Bklyn., N. B. 951-26
724-26-BZ.....	B.B.Q. .	N.W.C. Gaylord ave. and Or- chard st., Jam., Q., Viol. 87-26
723-26-S.....	F.D. ....	1-13 Sterling pl., Bklyn., LD-90800—LD-90802
722-26-A.....	F.D. ....	97-99 First ave., Q., F-93604
721-26-A.....	F.D. ....	141-161 King st., Bklyn., F-97856
720-26-BZ.....	B.B.Bx. .	11-15 W. 176th st., Bx., N. B. 2062-26
719-26-S.....	B.B.M. .	709-711 Sixth ave., Man., Decision
718-26-A.....	F.D. ....	259 Lawrence st., Q., LC-92625
717-26-BZ.....	B.B.B. ..	4515-27 New Utrecht ave., N. B. 12821-26
716-26-A.....	F.D. ....	261 Lawrence st., Q., LC-92609

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## NOTICE.

Notice is hereby given that the board of standards and appeals will hold no hearings during the month of August. The next regular meeting of the board of standards and appeals will be held on September 14, 1926, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same date at 2 p. m.

The office will be open as usual for the filing of appeals, applications and petitions, also for consultations and other business.

## CALL OF CLERK'S CALENDAR

**TUESDAY SEPTEMBER 14, 1926, AT 2 P. M.**

*Building Zone Cases.*

- 453-26-BZ.  
APPLICANT—John J. Dunnigan, for Pasquale Fiore owner.  
PREMISES—460-468 Southern Boulevard, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a business district extending from a unrestricted district the erection and maintenance of a factory building.
- 478-26-BZ.  
APPLICANT—Victor C. Farrar, for Baker, Evans & Co Inc., owner.  
PREMISES—102 East 40th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the change of occupancy, of a building, from a conforming use business use on the first story.
- 199-26-BZ.  
APPLICANT—William F. Doyle, for Hyman Greenberg owner.  
PREMISES—Southwest corner of Forest Parkway a Ruth place, Queens.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district (previously denied).
- 416-26-BZ.  
APPLICANT—Charles DiSapio, for 29th Street Market, Inc., owner.  
PREMISES—206-208 East 29th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the maintenance of a portion of a building as a poultry slaughter house.
- 675-26-BZ  
APPLICANT—Weinberger & Weishoff, Inc., for 42nd Broadway Corp., Inc., owner.  
PREMISES—4172 Broadway, Borough of Manhattan.  
APPLICATION, under sections 7c and 7e of the building zone resolution,  
TO PERMIT partly in a residence district and partly in a business district, the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.
- 664-26-BZ  
APPLICANT—Rouse & Goldstone, for A. B.—28 East 52nd Street Corp., owner.  
PREMISES—28 East 52nd street, Manhattan.  
APPLICATION, under section 7c of the building zone resolution,  
TO PERMIT the extension from a business district to a residence district, of a proposed business building.

**SEPTEMBER 14, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

- 1028-25-A—61 West 55th street, Manhattan.  
1348-25-A—370 West 31st street, Manhattan.  
349-26-A—59 Pearl street, Brooklyn.  
400-26-A—130-136 West 124th street, Manhattan.  
431-26-A—1423-1435 Atlantic avenue, Brooklyn.  
432-26-A—176-178 Hope street and 131-133 Union avenue, Brooklyn.



# CALENDAR

- 347-26-A—215 Dupont street and 40-50 Paidge avenue, Brooklyn.  
 262-26-A—638 54th street, Brooklyn.  
 359-26-A—34 35th street, Brooklyn.  
 576-26-A—253-263 West 72nd street, Manhattan.  
 481-26-A—3402-3406 Park avenue, The Bronx.  
 584-26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning*, September 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

CAL. NO. 1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

CAL. NO. 272-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

CAL. NO. 450-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company,

owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under sections 7e and 21 of the building zone resolution, of Coonley and Grindel, applicants and owners, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

WILLIAM E. WALSH, *Chairman*.

SEPTEMBER 14, 1926, 2 P. M.

## Petitions for Variations.

1259-25-S—188 South 1st street, Brooklyn.

297-26-S—71-89 East 150th street, The Bronx.

405-26-S—507-511 West 26th street, Manhattan.

417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.

365-26-S—21-23 Bleeker street, Manhattan.

1298-25-S—599-603 Fifth avenue, Brooklyn.

338-26-S—552-564 West Broadway, Manhattan.

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

1342-25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

## Appliances Submitted for Approval

451-26-SA—Vesta Oil Burner, approval of.

443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

FRIDAY, SEPTEMBER 17, 1926, 10 A. M.

SPECIAL MEETING.

## Rules.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.



# CALENDAR

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M.

### *Building Zone Cases.*

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.

PREMISES—519 Saratoga avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.

517-26-BZ.

APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.

PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

428-26-A—1887 Bathgate avenue, The Bronx.

436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

463-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

404-26-A—507-511 West 26th street, Manhattan.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.

498-26-A—1325 Grand street, Brooklyn.

499-26-A—957-971 Kent avenue, Brooklyn.

502-26-A—141-145 Wooster street, Manhattan.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution,

of McCooley and Conroy, applicants on behalf of Hyman Morgenstern, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously before the board of appeals) premises 1305-1309 Gates avenue, Brooklyn.

CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the erection and maintenance of a store and theatre building; premises 285 and 170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Company, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4050 Third avenue, Manhattan.

WILLIAM E. WALSH, Chairman.

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

426-26-S—81-83 Boerum street, Brooklyn.

434-26-S—1013 East Tremont avenue, The Bronx.

435-26-S—12 East 32nd street, Manhattan.

438-26-S—215 West 29th street, Manhattan.

445-26-S—1896-1898 Third avenue, Manhattan.

452-26-S—11 East Houston street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

461-26-S—35 West 31st street, Manhattan.

466-26-S—71-79 Otsego street, Brooklyn.

467-26-S—85-87 Varet street, Brooklyn.

472-26-S—36 East 8th street, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

283-26-S—10 Washington place, Manhattan.

444-26-S—24-30 West 39th street, Manhattan.

469-26-S—207 Centre street, Manhattan.

477-26-S—438 Broome street, Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval of.

485-26-SA—Syno Anti-Syphon Valve, approval of.

504-26-SA—Rayfield Oil Burner, approval of.

## FRIDAY, SEPTEMBER 24, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.



# CALENDAR

SEPTEMBER 28, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 26-A—212 West 14th street, Manhattan.
- 26-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 26-A—220-222 West 49th street, Manhattan.
- 26-A—278-292 Locust avenue, The Bronx.
- 26-A—71 North 6th street, Brooklyn.
- 26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 26-A—171 Thompson avenue, L. I. City, Queens.
- 26-A—54-56 Dey street, Manhattan.
- 26-A—1584-1586 Fulton street, Brooklyn.
- 26-A—692 Broadway, Manhattan.
- 26-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 26-A—340 Hamilton street, L. I. City, Borough of Queens.
- 26-A—284 North 6th street, Brooklyn.
- 26-A—11-27 Ocean Parkway, Brooklyn.
- 26-A—437-453 East 56th st., Manhattan.

## *Building Zone Application.*

NICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of building zone resolution, Tuesday morning, September 28, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 28, 1926, 2 P. M.

## *Petitions for Variations.*

- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.
- 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

## *Appliances Submitted for Approval*

- 534-26-SA—Socony Industrial Type "A" Burner, approval of.
- 560-26-SA—Franklin Domestic Oil Burner, approval of.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 275-23-SA—Angle Hose Valve, approval of.
- 279-23-SA—Ford Fire Line Reducing Valve, approval of.
- 297-23-SA—Quinn Acme Crude Oil Burner, approval of.
- 345-23-SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 392-23-SA—Howard Water Pressure Reducing Devices, approval of.
- 393-23-SA—Crocker Gas Valve, approval of.
- 397-23-SA—Kennell Gas Cut-Off Valve, approval of.
- 443-23-SA—Burnwell Mechanical Burner, approval of.
- 525-23-SA—Dean Fuel Oil Pump, approval of.
- 544-23-SA—Combustion Fuel Oil Burner, approval of.
- 888-23-SA—Anti-Syphon Valve, approval of.
- 898-23-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 952-23-SA—Coen Oil Burner, approval of.
- 959-23-SA—Rodriguez Oil Burner, approval of.
- 960-23-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1046-23-SA—Delaney Fuel Oil Burner, approval of.
- 1050-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 1146-23-SA—Master Gas Shut-Off Valve, approval of.
- 1176-23-SA—Packless Gas Shut-Off Valve, approval of.
- A—S. & K. Gas Shut-Off Valve, approval of.
- A—Manual and Thermal Gas Cut-Off Valve, approval of.

- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.



# RESERVE CALENDAR

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 634-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.

558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Burner, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Super Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.

*Cases listed in the Reserve Calendar are cases in which action by the board has been deferred pending committee reports, of this board, court or departmental reports, and will remain thereon until the aforesaid reports or departmental actions are consummated. Wherever case or cases will be restored to the regular calendar, due notice of the date set for hearing will be mailed to appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

mentary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; read and readopted February 10, 1916, effective March 16; revised and adopted by the Board of Standards Appeals July 29, 1924.

1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest landing of the stairway in accordance with the following:

Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Stairways Enclosed			
Stairways Enclosed	Stairways Enclosed		
Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

Term "contents" as used above means articles, goods, and merchandise, packed, stored, manufactured or in process of manufacture.

Term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

Term "sprinkler" as used above means an automatic sprinkler equipment installed and maintained in good working order on each floor.

Term "story" as used above means that part of a building between any floor and the floor or roof next above the first story is that part of a building which is more than 50 per cent above the floor below and the roof above the curb or average grade level.

The stairway extends to the top floor of the building; such partitions shall extend to the under side of the floor of boarding. That portion of the under side of the floor within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of combustible material, in which case the partitions shall extend to the under side of the roof.

The stairway is required to extend to the roof, and shall be so built as to form a bulkhead. The stair enclosure shall be ventilated by a skylight in the roof, or louvres or ventilators, or exterior windows with openings at the top floor.

Openings in such partitions shall be provided with self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the bottom.

Means of exit, as defined in section 267 of the Labor Law, shall be accepted as a compliance with this rule where the sides of the fire wall or walls are occupied by the same occupant.

Where there are occupancies on any story or part of a story involving the storage or use below the top story, the following materials and exceeding the amount specified in Rule 2 and there are more than 5 persons employed at any time above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall be provided from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PROGRESS REPORT

DOCKET		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	
		Dismissed .....	
		Denied .....	
Cases filed up to and including September 1, 1926..	730	Granted .....	
		Granted on condition.....	
		Appliances approved.....	
Restored to calendar.....	65	Appliances dismissed, disapproved or withdrawn.....	
		Rules approved.....	
		Rules disapproved or rescinded.....	
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	165	Requests to reopen granted.....	
		Requests to reopen denied.....	
Requests to amend.....	26	Requests to amend granted.....	
		Requests to amend denied.....	
Requests for modification.....	27	Requests for modification granted.....	
		Requests for modification denied.....	
Requests to rescind.....	2	Requests to rescind granted.....	
		Requests to rescind denied.....	
Requests for extension of time.....	15	Requests for extension of time granted.....	
		Requests for extension of time denied.....	
Requests for extension of permit.....	24	Requests for extension of permit granted.....	
		Requests for extension of permit denied.....	
Requests for mechanical installations.....	1	Requests to install granted.....	
		Requests to install denied.....	
Requests for approval of plans.....	12	Plans approved.....	
		Plans disapproved.....	
Administrative requests.....	1	Administrative requests granted.....	
		Administrative requests denied or withdrawn.....	
Requests for interpretation.....	0	Interpretations .....	
		Requests withdrawn or dismissed.....	
Total .....	1811	Total ... ..	
Disposed of.....	1195		
Cases pending September 1, 1926 .....	616		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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W Mun Ky.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.  
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SEPTEMBER 14, 1926

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No. 37

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

Phone—WORTH 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—

et.

of Clerk's Calendar.

Trial Calendar.

es in Building Zone Cases.

ve Calendar.

e of Public Hearing

ss Report.

#### THE LIBRARY OF THE PUBLIC HEARINGS.

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 21, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connected with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET

New cases filed week ending September 8, 1926

Cal. No.	Department	Premises affected
749-26-BZ.....	B.B.Q.	.99th st., N.W. cor. 103rd ave.; Ozone Park, Q., N. B. 14656-26
748-26-S.....	B.B.M.	.101 West End ave., Man., Viol. 2451-26
747-26-BZ.....	T.H.D.	.S.E. cor. Ridge blvd. and 87th st., Bklyn., N. B. 651-26
746-26-S.....	F.D.	....45 W. 45th st., Man, LC-35100
745-26-SA.....	F.D.	....Re-Ly-On Oil Burner, Appliance
744-26-S.....	F.D.	....114-116 E 28th st., Man., LD-97446
743-26-A.....	F.D.	....10-24 Orchard st., L. I. City, Q., F-88590
742-26-A.....	F.D.	....229-231 Powell st., Bklyn., LC-88780
741-26-S.....	B.B.M.	.335-343 W. 35th st., Man., N. B. 255-26
740-26-A.....	F.D.	....315 Hollywood ave., Douglas- ton, Q., Alt. 2606-26
739-26-A.....	F.D.	....245 Beverly rd., Douglaston, Q., Alt. 2605-26
738-26-A.....	F.D.	....55-61 Hudson st., Man., LC-34130
737-26-A.....	F.D.	....1790 Broadway, Man., LC-34021
736-26-A.....	F.D.	....245 Hunterspoint Ave., L. I. City, Q., F-98549
735-26-S.....	F.D.	....173 Clymer st., Bklyn., LD-579
734-26-S.....	F.D.	....141-161 King st., Bklyn., LD-97852
733-26-S.....	F.D.	....138-144 W. 25th st., Man., LD-99309
732-26-S.....	F.D.	....48 Morrell st., Bklyn., LD-83106
731-26-S.....	B.B.M.	.346-364 Hudson st.; 88-98 King st.; 79-89 Charlton st., Man., N. B. 334-26

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brooklyn
B.B.M.	.....Bureau of Buildings, Manhattan
B.B.Q.	.....Bureau of Buildings, Queens
B.B.R.	.....Bureau of Buildings, Richmond
B.B.Bx.	.....Bureau of Buildings, Bronx
T.H.D.	.....Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY SEPTEMBER 14, 1926, AT 2 P. M.

Building Zone Cases.

453-26-BZ.	APPLICANT—John J. Dunnigan, for Pasquale Fiori owner.
PREMISES—460-468 Southern Boulevard, The Bronx.	APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a factory building.	
478-26-BZ.	APPLICANT—Victor C. Farrar, for Baker, Evans & Co. Inc., owner.
PREMISES—102 East 40th street, Manhattan.	APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the change of occupancy, of a building, from a conforming use to business use on the first story.	
199-26-BZ.	APPLICANT—William F. Doyle, for Hyman Greenberg, owner.
PREMISES—Southwest corner of Forest Parkway and Ruth place, Queens.	APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a "F" area district extending from a "C" area district, the erection and maintenance of a tenement house, with the area of lot occupied, yards and courts designed as required by the zone resolution for a "C" area district (previously denied).	
416-26-BZ.	APPLICANT—Charles DiSapio, for 29th Street Market Inc., owner.
PREMISES—206-208 East 29th street, Manhattan.	APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the maintenance of a portion of a building as a poultry slaughter house.	
675-26-BZ	APPLICANT—Weinberger & Weishoff, Inc., for Broadway Corp., Inc., owner.
PREMISES—4172 Broadway, Borough of Manhattan.	APPLICATION, under sections 7c and 7e of the building zone resolution,
TO PERMIT partly in a residence district and partly in a business district, the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.	
664-26-BZ	APPLICANT—Rouse & Goldstone, for A. B.—28 East 52nd Street Corp., owner.
PREMISES—28 East 52nd street, Manhattan.	APPLICATION, under section 7c of the building zone resolution,
TO PERMIT the extension from a business district to a residence district, of a proposed business building.	

## SEPTEMBER 14, 1926, 10 A. M.

Appeals from Administrative Orders.

1028-25-A—61 West 55th street, Manhattan.
1348-25-A—370 West 31st street, Manhattan.
349-26-A—59 Pearl street, Brooklyn.
400-26-A—130-136 West 124th street, Manhattan.
431-26-A—1423-1435 Atlantic avenue, Brooklyn.
432-26-A—176-178 Hope street and 131-133 Union street, Brooklyn.



# CALENDAR

- A-215 Dupont street and 40-50 Paidge avenue, Brooklyn.
- A-638 54th street, Brooklyn.
- A-34 35th street, Brooklyn.
- A-253-263 West 72nd street, Manhattan.
- A-3402-3406 Park avenue, The Bronx.
- A-6600 Metropolitan avenue, Middle Village, Borough of Queens.

## Building Zone Applications.

ICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions building zone resolution, *Tuesday morning, September 1926*, at 10 o'clock, in Room 1013, Municipal Building the following matters:

361-26-BZ—Application, April 23, 1926, under section 21 of the building zone resolution, of Otto Henschel, applicant, on behalf of Ralph Crisci, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2263-2275 East 18th street, Brooklyn.

1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

1083-25-BZ—Application, October 23, 1925, under section 21 of the building zone resolution, of Joseph Zicarelli, owner, to permit in a residence district and "B" area district the erection and maintenance of a rear extension, covering more than 40 per cent of the area of the yard space required by the zone resolution; premises 51 West 11th street, Manhattan.

7-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

10-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

2-26-BZ—Application, March 31, 1926, under section 21 of the building zone resolution, of William F. Regan, consulting engineer, on behalf of Beardsley Realty Company, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Brooklyn.

0-26-BZ—Application, May 20, 1926, under section 7c of the building zone resolution, of A. F. Gilbert, architect, on behalf of Manufacturers Trust Company,

owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

CAL. NO. 533-26-BZ—Application, June 9, 1926, under sections 7c and 21 of the building zone resolution, of John W. Clancy, applicant, on behalf of Mary E. Bird, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2337 Hoffman street, The Bronx.

CAL. NO. 267-26-BZ—Application, March 29, 1926, under sections 7e and 21 of the building zone resolution, of Coonley and Grindel, applicants and owners, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 14, 1926, 2 P. M.

## Petitions for Variations.

1259-25-S—188 South 1st street, Brooklyn.

297-26-S—71-89 East 150th street, The Bronx.

405-26-S—507-511 West 26th street, Manhattan.

417-26-S—500-504 Seventh avenue, 201-219 West 37th street, and 214-226 West 38th street, Manhattan.

365-26-S—21-23 Bleeker street, Manhattan.

1298-25-S—599-603 Fifth avenue, Brooklyn.

338-26-S—552-564 West Broadway, Manhattan.

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

1314-25-S—Northwest corner of Sunswick street and Paynter avenue, Long Island City, Borough of Queens.

1342-25-S—S. S. of Grand street, 460 ft. west of Garrison avenue (rear building), Maspeth, Borough of Queens.

## Appliances Submitted for Approval

451-26-SA—Vesta Oil Burner, approval of.

443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

FRIDAY, SEPTEMBER 17, 1926, 10 A. M.

## SPECIAL MEETING.

### Rules.

77-25-SR—Proposed Amendments to Sprinkler Rules, adoption of.



# CALENDAR

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M. *Building Zone Cases.*

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar,  
owner.

PREMISES—519 Saratoga avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a building used for store purposes on the first story.

517-26-BZ.

APPLICANT—Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner.

PREMISES—90-98 Park avenue, 38-40 East 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

428-26-A—1887 Bathgate avenue, The Bronx.

436-26-A—420-444 West 110th street and 115-143 West 109th street, Manhattan.

439-26-A—278-292 Locust avenue, The Bronx.

465-26-A—71-79 Otsego street, Brooklyn.

468-26-A—85-87 Varet street, Brooklyn.

396-26-A—119-121 Bleecker street, Manhattan.

896-25-A—1389 Metropolitan avenue, Melvina, Borough of Queens.

404-26-A—507-511 West 26th street, Manhattan.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

491-26-A—182-190 Smith street and 318-328 Warren street, Brooklyn.

498-26-A—1325 Grand street, Brooklyn.

499-26-A—957-971 Kent avenue, Brooklyn.

502-26-A—141-145 Wooster street, Manhattan.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, September 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corporation, owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under section 7g of the building zone resolution,

of McCooley and Conroy, applicant, on behalf of Hyman Morgenstern, to permit in a business district the erection and maintenance of a garage for storage of more than five (5) vehicles (previously before the board of appeals, premises 1305-1309 Gates avenue, Brooklyn).

CAL. NO. 244-26-BZ—Application, March 22, 1926, under section 7g of the building zone resolution, of Edward L. Larkin, architect, on behalf of Rexburg Realty Corporation, owner, to permit in a residence district the erection and maintenance of a storage building; premises 285 West 170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, under sections 7e and 21 of the building zone resolution, of Morris Whinston, architect, on behalf of Owen Realty Corporation, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5074 Broadway and 4036-4050 West 4th avenue, Manhattan.

WILLIAM E. WALSH, Chairman.

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

426-26-S—81-83 Boerum street, Brooklyn.

434-26-S—1013 East Tremont avenue, The Bronx.

435-26-S—12 East 32nd street, Manhattan.

438-26-S—215 West 29th street, Manhattan.

445-26-S—1896-1898 Third avenue, Manhattan.

452-26-S—11 East Houston street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

461-26-S—35 West 31st street, Manhattan.

466-26-S—71-79 Otsego street, Brooklyn.

467-26-S—85-87 Varet street, Brooklyn.

472-26-S—36 East 8th street, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

283-26-S—10 Washington place, Manhattan.

444-26-S—24-30 West 39th street, Manhattan.

469-26-S—207 Centre street, Manhattan.

477-26-S—438 Broome street, Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

353-26-SA—Signal Weatherproof Bells, approval of.

485-26-SA—Syno Anti-Syphon Valve, approval of.

504-26-SA—Rayfield Oil Burner, approval of.

## FRIDAY, SEPTEMBER 24, 1926, 10 A. M.

### SPECIAL MEETING.

#### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.



# CALENDAR

SEPTEMBER 28, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 26-A—212 West 14th street, Manhattan.
- 26-A—2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 26-A—220-222 West 49th street, Manhattan.
- 26-A—278-292 Locust avenue, The Bronx.
- 26-A—71 North 6th street, Brooklyn.
- 26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 26-A—171 Thompson avenue, L. I. City, Queens.
- 26-A—54-56 Dey street, Manhattan.
- 26-A—1584-1586 Fulton street, Brooklyn.
- 26-A—692 Broadway, Manhattan.
- 26-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 26-A—340 Hamilton street, L. I. City, Borough of Queens.
- 26-A—284 North 6th street, Brooklyn.
- 26-A—11-27 Ocean Parkway, Brooklyn.
- 26-A—437-453 East 56th st., Manhattan.

## *Building Zone Application.*

ICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions building zone resolution, *Tuesday morning, September 28, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 28, 1926, 2 P. M.

## *Petitions for Variations.*

- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.
- 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

## *Appliances Submitted for Approval*

- 534-26-SA—Socony Industrial Type "A" Burner, approval of.
- 560-26-SA—Franklin Domestic Oil Burner, approval of.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- SA—Angle Hose Valve, approval of.
- SA—Ford Fire Line Reducing Valve, approval of.
- SA—Quinn Acme Crude Oil Burner, approval of.
- SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- SA—Howard Water Pressure Reducing Devices, approval of.
- SA—Crocker Gas Valve, approval of.
- SA—Kennell Gas Cut-Off Valve, approval of.
- SA—Burnwell Mechanical Burner, approval of.
- SA—Dean Fuel Oil Pump, approval of.
- SA—Combustion Fuel Oil Burner, approval of.
- SA—Anti-Syphon Valve, approval of.
- SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- SA—Coen Oil Burner, approval of.
- SA—Rodriguez Oil Burner, approval of.
- SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- SA—Delaney Fuel Oil Burner, approval of.
- SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- SA—Master Gas Shut-Off Valve, approval of.
- SA—Packless Gas Shut-Off Valve, approval of.
- SA—S. & K. Gas Shut-Off Valve, approval of.
- SA—Manual and Thermal Gas Cut-Off Valve, approval of.

- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.



# RESERVE CALENDAR

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.  
 1484-23-SA—Universal G. P. O. Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1162-24-SA—Hart Automatic Oil Burner, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.

558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Burner, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe System Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved by board), approval of.

*Cases listed in the Reserve Calendar are cases in which action by the board has been deferred pending committee reports, of this board, court or departmental actions, and will remain thereon until the aforesaid reports or departmental actions are consummated. Where a case or cases will be restored to the regular calendar, due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards and Appeals July 29, 1924.

Rule 1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest part of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Five	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Three	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions shall stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with opening sections at the top floor.

Openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied by the same factory floor by the same occupant.

Rule 2.—Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO RULES GOVERNING FIRE EXTINGUISHING APPLIANCES— SPRINKLER SYSTEMS.

[77-25-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, September 17, 1926, at 10 a. m., Room 1013, Municipal Building, on proposed amendments to Rules for Fire Extinguishing Appliances, Sprinkler Rules.

Matter in brackets [ ] to be omitted. Matter in *italics* is new.

*General Requirements.* The rules contained herein cover the general details of a sprinkler equipment only. Before an equipment is installed or before a present equipment is remodeled, complete working plans should be submitted for approval to Fire Department.

These plans shall be drawn to an indicated scale; give correct address and points of compass; show sectional elevations of the building; and the essential features of the construction, viz., size, location and direction of joists, timbers or other structural members. They shall also indicate the location and size of water supplies, connecting pipes, feed mains and risers, gate, check, alarm and dry-pipe valves, as well as the location, spacing, number and type of sprinklers.

Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3), shall be filed for final approval of the Fire Commissioner. A certified copy of the approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If a standpipe (fire line) equipment is provided throughout the building, the plans shall include a note to that effect.

When entirely completed in accordance with the approved plans and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the sprinkler equipment is approved the applicant will be so advised in writing by the Bureau of Fire Prevention.

All sprinkler equipments shall be installed in a thoroughly workmanlike manner.

Rule 1. Definition of Automatic Extinguisher Systems. Automatic extinguisher systems shall consist of a system of piping connected to one or more acceptable sources of water supply, or other extinguishing medium, provided with distributing devices so arranged and located as to discharge and diffuse automatically under the action of heat an effective stream or spray over every part of the interior of the building area in which a fire may start or to which it may be communicated.

Rule 2. Classification of Sprinkler Systems. For the purpose of these rules, sprinkler systems shall be classified as:

(a) Automatic Wet Pipe Systems, in which all pipes and sprinkler heads are at all times filled with water;

(b) Automatic Dry Pipe Systems, in which the pipes and sprinkler heads are filled with air, either compressed or at atmospheric pressure, and the water supply is operated by a Dry Pipe Valve as defined in Rule 27 of these Rules.

(c) Non-Automatic Systems, in which all pipes and sprinkler heads are maintained dry with a fire department connection for water supply.

Thermostatic fire alarm with direct connection to Central Office or Fire Department Headquarters shall be provided in connection with all non-automatic sprinkler systems.

Rules 3. Approved Devices. Automatic Sprinklers and accessory appliances shall include all devices approved as such by the Bureau of Standards, Washington, D. C.; by the Underwriters' Laboratories, Inc., of Chicago; by the Associated Factory Mutual Laboratories of Boston; and all devices which meet the tests prescribed by the Board of Standards and Appeals.

Rule 4. Water Supply. Approved sources of water supply shall be classified as Automatic and Auxiliary.

(a) Automatic Sources shall include the Gravity Tank, the Pressure Tank, [and] the Public Water System, and the Automatic Electric Fire Pump, installed as required under the provisions of Rule 8, hereinafter provided.

b) Auxiliary Sources shall include the non-automatic Fire Pump and the Fire Department Connection.

Rule 5. Gravity Tank. Gravity tanks shall contain available quantity of water sufficient to supply twenty-per cent (25%) of the number of sprinkler heads in average protected fire area for twenty (20) minutes, but not less than 5,000 gallons; and the bottom of the tank shall have an elevation of not less than twenty (20) feet above the highest line of sprinklers below the main roof. Where the area of a pent house exceeds 2,500 sq. ft. the bottom of the tank shall be required to be not less than 20 feet above the highest line of sprinklers below the pent house roof, but where a pent house contains only pressure tanks this rule will not apply.

Where a tank capacity in excess of [25,000] 30,000 gallons is required by this rule, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Standards and Appeals, except that tanks of unlimited capacities are supported on structures together independent of buildings.

The tank shall be filled through a fixed pipe, independent of the sprinkler piping, not less than two inches in size, discharging into the top of the tank through a by-pass not less than two (2) inches in diameter around the check valve in the discharge pipe, providing the supply is of sufficient pressure to fill the tank. The water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five gallons per minute.

The filling pipe shall be carried up inside a frost-proof casing and may extend through tank bottom to discharge at top of tank above full water level. The portion of the inside tank must be of brass or copper or other non-corrosive material.

Tanks shall not be fed through sprinkler lines.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct water main connection, provided that there are separate feed mains from the basement or lowest story and a check valve in each feed line in a pump or engine room.

The overflow pipe shall be not less than two (2) inches in diameter for tanks up to 30,000 gallons capacity and not less than three (3) inches in diameter for larger tanks. The top of the overflow pipe shall be three (3) inches below the top of the staves in wooden tanks and one inch from the top in steel tanks. The pipe may extend through the bottom of tank provided the portion inside tank is of brass or copper or other non-corrosive metal without joints or it may extend through side of tank. Tanks over roofs overflow pipes shall terminate not less than twenty-four (24) inches above roof and shall be with a 90 degree elbow.

The discharge, heating or filling pipes where exposed to the weather shall be protected from freezing by a frost-proof covering which may be of three layers of one (1") hair felt interspersed with building paper well wrapped and secured and covered with canvas well painted and frost-proof boxing as specified by the National Board of Fire Underwriters.

Easy access to top of each tank shall be provided by means of a steel gooseneck ladder substantially constructed and rigidly braced, the top of which shall not tip out from the vertical at any point.

Tanks above roofs shall be constructed according to requirements of the Building Code and supporting



# PUBLIC HEARING

shall be approved by the Superintendent of Buildings. If not enclosed and exposed to the weather shall be covered with a double roof of acceptable construction consisting of a tight flat cover of matched boards and above that a conical roof which shall be covered with an approved roofing.

Where a gravity tank may supply both sprinklers and hydrants it shall not be of less than 30,000 gallons capacity and located on a structure altogether independent of buildings and the bottom shall not be less than 75 feet above ground level, and not less than 20 feet above the highest line of sprinklers below the main roof of the highest building in a group of buildings.

6. Pressure Tank. Pressure tanks shall contain sufficient water to supply twelve and one-half per cent (12½%) of the number of sprinklers in the average protected fire area for twenty (20) minutes, but not less than 3,000 gallons of water for a wet pipe system supplemented by an auxiliary water supply, and not less than 5,000 gallons of water for a dry-pipe system. No tank shall have a capacity greater than 9,000 gallons. A tank shall be kept two-thirds (2/3) full of water and a pressure of seventy-five (75) pounds per square inch and shall be so proportioned and located that a pressure of not less than fifteen (15) pounds per square inch be available on the highest line of sprinklers below main roof when all the water has been discharged from tank.

The tank shall be placed either on the roof or in the lowest sprinklered story.]

Pressure tank or tanks shall not be located below the line of sprinklers supplied by tank or tanks.

Where [a tank] the total capacity of the pressure tank is in excess of [25,000] 30,000 gallons as required by code, the amount of water to be provided in excess of [25,000] 30,000 gallons shall be specified by the Board of Fire and Appeals.

Water shall be supplied through a fixed pipe, independent of the sprinkler piping, not less than [two] one and one-half (1½) inches in size [with a one and one-half (1½) inch connection to the tank], or through a pipe not less than [two (2)] one and one-half (1½) inches in size around the check valve in the discharge pipe and the supply is of sufficient pressure to fill the tank. Water supply and connections shall be capable of supplying the tank at a rate of not less than sixty-five (65) gallons per minute without reducing the pressure in the tank. The tank shall have a fixed metallic horizontal line at the end opposite the glass gauge, or other acceptable device to indicate the level of the water when the tank is full.

Air compressor shall be of sufficient capacity to maintain the air pressure at the average rate of one pound in two minutes in each pressure tank.

7. Public Water System. Direct connection to city water supply shall be capable of furnishing water at not less than fifteen (15) pounds per square inch static pressure at the highest line of sprinklers on the main roof.

In accordance with the requirements of the Department of Water Supply, Gas and Electricity, the size of each connection shall be as large as that of the main riser and not less than four (4) inches, and shall have a convenient accessible control valve fixed to it at, or near, the riser, when possible, still further away from the riser.

The control valve shall be fitted with a frost-proof box, not less than four (4) feet nor more than six (6) feet below the curb, with a fixed stem leading to a compartment at the level of the sidewalk. The cover shall be bolted to the casing and so marked as to be quickly located and to the purpose of the valve. The valve shall be of the lifting pattern, operated by a special socket approved by the department of water supply, and connected to electricity.

Where it is impractical to install a control valve box at the curb because of a vault under the sidewalk and within 18" thereof, the control valve may be located in the water supply connection at a point not more than two (2) feet from the point of entry into a vault.

Where a water meter is required in the water supply connection to an automatic sprinkler equipment, it shall be of a type which allows free flow of water and approved by the Department of Water Supply, Gas and Electricity, or a type of fire line meter which has been specifically approved by the Fire Commissioner for use in connection with fire extinguishing equipment.

Evidence establishing the fact that water supply conditions and pressures are as may be required shall be submitted to the Fire Department.

Rule 8. Fire Pump. An automatic electric fire pump shall be as an automatic source of water supply is one approved for such use and controlled by an approved automatic controlling device, which shall be adjusted to maintain not less than 15 pounds water pressure at the highest sprinkler below main roof and in pent houses over 2,500 sq. ft., as provided in Rule 5. And shall receive water supply only from a direct connection to the city water main.

As auxiliary sources of water supply steam or electric standard fire pumps shall receive water supply from a suction tank, a direct connection to the city water main or other approved sources capable of supplying the pump at its rated capacity for sixty (60) minutes. The rated capacity of the pump shall be not less than five hundred (500) gallons per minute, and shall be sufficient to supply twenty-five per cent (25%) of the number of sprinklers in the average protected fire area.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

A reliable source of energy for driving the pump shall be provided. For steam pumps, provision shall be made for sufficient steam power to operate the pumps at full rated capacity, and a steam pressure of not less than fifty (50) pounds shall be maintained at the pump at all times. Where there is more than one boiler, the pipes and valves shall be so arranged to permit the cutting out of any one boiler without interrupting the steam supply to the pump from the other boilers. The boiler room shall be cut off from the remainder of the building by fireproof floor and wall construction with approved fire doors at all openings.

Electrical energy from a public service plant shall be acceptable as a source of energy for driving electric fire pumps. When local power plants supply the energy for operating electric pumps, two motor generator units shall be provided, or one generator unit supplemented by a public service break-down switch. Local electric power plants shall be located in rooms of fireproof construction with approved fire doors at openings.

Rule 9. Sprinkler Discharge. For the purpose of computing the capacity of water supplies, standard one-half (½) inch sprinkler heads shall be assumed to have an average discharge of twenty (20) gallons per minute, and the discharge of larger heads shall be computed proportionately in the ratio of the areas of their respective orifices.

Rule 10. Fire Area. A fire area is any floor space enclosed on all sides by exterior walls or fire walls or a combination of both. The number of sprinklers in the average protected fire area shall be determined by the number of sprinklered stories in such section. In



# PUBLIC HEARING

determining the required capacity of water supplies, the number of sprinklers in the average protected fire area need not include those located in low positions, such as under benches, low shelves, closets and platforms and between cars in car barns.

Rule 11. Fire Department Connection. All automatic sprinkler systems shall be provided with at least one two-way Siamese connection on each street front of the building for connection to the fire department hose. Buildings fronting on only one street shall be provided with at least two Siamese connections when the street frontage of building exceeds [one hundred and fifty (150)] *two hundred (200) feet [in width].*

*Where buildings have frontages on more than one street there shall be a fire department connection on each street front where frontage is not continuous but in all cases where more than one fire department connection is required they shall be located as the Fire Commissioner may direct and shall not be grouped.*

All Siamese hose connections hereafter installed, except those on piers or warehouses intended for fire boat use, shall be three (3) inches in size. Fire boat connections shall be three and one-half (3½) inches in size. All hose connections shall be female, with standard fire department threads.

The inlets shall be placed at least eighteen (18) inches and not more than two (2) feet above the sidewalk, in a horizontal position accessible to the fire department, and shall be provided with a four (4) inch discharge connecting with a four (4) inch pipe to the sprinkler system for three (3) inch fire department connection and with a six (6) inch discharge outlet and six (6) inch pipe for three and one-half (3½) inch fire boat connection. Each inlet shall be provided with a clapper valve machined to a true face.

Each Siamese connection shall be designated by raised letters at least one (1) inch in size, cast in the fitting in a clear and prominent manner and reading for the service designated, viz.: "Base. Spkr.," etc., as the case may be. If the entire building is sprinklered, the fitting shall be marked "Auto. Spkr."

*Siamese hose connections may project through a street wall not more than twelve (12) inches beyond the building line except that where there is an angle formed by the street wall and a check piece or the base of a column, pilaster or ornamental projection, they may be so located that no part extends more than fifteen (15) inches from either side of such angle in accordance with the provisions of the Building Code.*

In each fire department connection there shall be an approved straightway check valve installed in a horizontal position, unless suitably designed for vertical position, and the piping shall be arranged to drain between the check valve and the outside siamese coupling by either a ball drip having a one-half (½) inch pipe connection and one-half (½) inch orifice and a bronze ball of proper size, or by a three-quarter (¾) inch drip connection, with plugged valve attached, and when necessary arranged to drain to a sewer. A drain connection may be tapped into the body of check valve only when located in a horizontal position.

Rule 12. Automatic Sprinkler Systems. Automatic sprinkler systems shall be classified as:

- (a) One Source Systems, supplied with water from any one of the automatic sources; and
- (b) Two Source Systems, supplied with water from a combination of any two of the automatic sources; two pressure tanks with a total water capacity twice that required for a one source supply; direct connection to the city water supply on two different streets, so located that the closing of the controlling valve on one main will not eliminate the main on the other street; or a direct connection to the city water supply and one of the auxiliary sources provided the water supply main is at least six (6) inches in size, the main is fed both

ways and a two (2) inch test pipe at the top of sprinkler riser shows a flowing pressure of fifteen pounds per square inch between the hours of six to six p. m.

*A gravity tank and pressure tank, or a gravity tank and one of the automatic sources of pressure tanks having a total water capacity for one source supply may be considered as a two-source supply where the occupancy of the building does not conflict with Rules 38, 39 and 40 hereinafter provided for.*

Rule 13. Sprinkler Spacing. Sprinkler head lines shall be spaced as herein provided:

Mill Construction. Under mill ceiling (smooth plank and timber construction, 5 to 12 foot bays) line of sprinklers shall be placed in the center of bay and the distance between the heads on each line shall not exceed the following:

- (a) For Standard one-half (½) inch heads—
  - 8 feet in 12 foot bays;
  - 9 feet in 11 foot bays;
  - 10 feet in 10 foot bays;
  - 11 feet in 9 foot bays;
  - 12 feet in 5 to 8 foot bays;
- (b) For Conran\* one (1) inch heads—
  - 20 feet in 5 to 12 foot bays.
- (c) For Conran\* one and one-quarter (1¼) inch heads—
  - 25 feet in 5 to 12 foot bays.
- (d) Vaults used for the storage of nitro-cellulose products and vaults used for the storage of flammable motion picture films shall have standard one-half (½) inch head for each cubic foot of available storage space, or one (1) inch Conran\* head for each 250 cubic feet of available storage space.

Measurements shall be taken from center to center of timbers.

Ceilings of modified mill construction having less than three (3) feet wide shall be treated as joist construction and sprinkler heads and lines spaced accordingly.

Bay timbers spaced three (3) feet or more apart, but less than five (5) feet on centers, will require special ruling by the administrative official having jurisdiction.

Joisted Construction. Under open finish joist construction ceilings, floor, decks and roofs, the sprinkler lines shall be run at right angles to the joists and heads "Staggered spaced" so that heads on one line be opposite a point half way between heads on the next line.

- (a) For Standard one-half (½) inch heads the distance between lines of sprinklers shall not exceed ten (10) feet and the distance between heads on each line shall not exceed eight (8) feet, the end heads on alternate lines being not more than two (2) feet from wall or partition. In all cases where such bays are over eleven and one-half (11½) feet wide, two or more lines of sprinklers shall be installed in each bay as required by the rules for

\*Wherever the term "Conran head" is used in these Rules, it is to be taken as meaning either a head of the type tested and approved by the Fire Department, or one that has passed similar test.



# PUBLIC HEARING

Where girders and joists are flush at the bottom, heads shall be spaced according to the general rule.

(b) For Conran\* one (1) inch heads the distance between adjacent lines shall not exceed twenty (20) feet and the distance between the heads on each line shall not exceed sixteen (16) feet, the end heads on alternate lines being spaced not more than four (4) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty (20) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty (20) feet in width at least two (2) lines shall be installed in each bay and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads the distance between adjacent lines shall not exceed twenty-five (25) feet and the distance between the head on each line shall not exceed twenty (20) feet, the end head on alternate lines being spaced not more than five (5) feet from wall or partition. Where girders project below the under side of joists and divide the ceiling into bays not exceeding twenty-five (25) feet in width, measured from center to center of girders, one line shall be placed in the center of each bay. In bays exceeding twenty-five (25) feet in width at least two (2) lines shall be installed in each bay, and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Smooth Finish, Sheathed or Plastered Ceilings.** Under smooth finish, sheathed or plastered ceilings, in bays six (6) feet wide and over (measurements to be taken from center of timber, girder or other projection or support forming the bay), sprinkler heads and lines shall be spaced as follows:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twelve (12) feet in width, and the distance between the heads on each line shall not exceed the following:

- 8 feet in 12 foot bays;
- 9 feet in 11 foot bays;
- 10 feet in 6 to 10 foot bays.

Bays in excess of twelve (12) feet in width and less than twenty-three (23) feet in width, shall contain at least two (2) lines of sprinklers; bays twenty-three (23) feet in width or over shall have the lines therein not over (10) feet apart. In bays in excess of twelve (12) feet in width, not more than one hundred (100) square feet of ceiling area shall be allotted to any single head.

(b) For Conran\* one (1) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty (20) feet in width, and the distance between the heads on each line shall not exceed twenty (20) feet. Bays in excess of twenty (20) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty (20) feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads—

One line of sprinklers shall be placed in the center of each bay for bays not exceeding twenty-five (25) feet in width and the distance between the heads on each line shall not exceed twenty-five (25) feet. Bays in excess of twenty-five (25) feet in width shall contain at least two (2) lines and in no case shall the distance between adjacent lines exceed twenty-five (25) feet.

**Fireproof Construction.** The rules of slow-burning construction shall apply as far as practicable. The rules may be modified, however, the intent being to arrange the spacing of heads to protect the contents rather than the ceilings; but in no case shall the distance between a head on one line and a head on an adjacent line exceed the following:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads, 12 feet.

(b) For Conran one (1) inch heads, 20 feet.

(c) For Conran one and one-quarter ( $1\frac{1}{4}$ ) inch heads, 25 feet.

**Distance From Walls.** The distance from wall or partition to the first head on a sprinkler line shall not exceed one-half the allowable distance between the heads on such line. Additional heads may be required in the narrow pockets formed by bay timbers or beams and wall. Where beams, girders, columns, walls, partitions or other obstructions prevent the effective discharge of water, additional heads shall be installed to effectively sprinkle the area.

**Vertical Shafts.** In vertical shafts having inflammable sides, heads shall be provided within the shaft in addition to the head or heads at the tops of shafts, as follows:

(a) One standard one-half ( $\frac{1}{2}$ ) inch head for each 200 square feet of inflammable surface.

(b) One Conran\* one (1) inch head for each 400 square feet of inflammable surface.

(c) One Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch head for each 500 square feet of inflammable surface.

Such head or heads shall be installed at each floor when practicable, and always when shaft is trapped. Where practicable, heads shall be "staggered" at the alternate floor levels, particularly when only one head is installed at each floor level.

**Pitched Roofs.** Under a pitched roof sloping more steeply than one (1) foot in three (3) feet, heads shall be located in peak of roof, and those on either side of the peak shall be spaced according to the foregoing requirements. The distance between heads shall be measured on a line parallel with the roof. Where the roof meets the side wall or the floor line, the heads shall be placed not more than the following distance from such intersection:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $3\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 7 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $8\frac{1}{2}$  feet.

Heads spaced not to exceed the following distance each way from the peak of roof, measured on a line parallel with the roof, may be used in lieu of heads located in peak of roof:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

In sawtooth roof construction, the end heads on the branch line shall be spaced not to exceed the following distance from the peak of the sawtooth:

(a) For standard one-half ( $\frac{1}{2}$ ) inch heads,  $2\frac{1}{2}$  feet.

(b) For Conran\* one (1) inch heads, 5 feet.

(c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads,  $6\frac{1}{4}$  feet.

**Special Locations and Variations.** In special locations, such as over electric generating, power and transforming apparatus, over their controlling devices and switchboards, where water from the fire extinguishing equipment would be detrimental, the sprinkler lines and heads may be omitted at the discretion of the administrative official having jurisdiction, and when in his judgment a slight variation of this rule of spacing is desirable to effect a more efficient distribution of water for fire extinguishing purposes, the sprinkler lines and heads shall be spaced as he may direct.

**Rule 14. Sprinkler Position.** All sprinkler heads shall be located, wherever possible, in an upright position on top of the pipes, except that sprinkler heads on automatic wet pipe systems may be pendant on concealed piping and when construction or occupancy of a room or enclosure makes it preferable.

(a) Where standard one-half ( $\frac{1}{2}$ ) inch heads are installed sprinkler deflectors shall be parallel to ceilings, roofs or the



# PUBLIC HEARING

incline of stairs, but when installed in the peak of a pitched roof they shall be horizontal. Distance of deflectors from ceilings of mill or other smooth construction, or bottom of joists of open joist construction, shall be not less than three (3) inches nor more than ten (10) inches.

In fireproof buildings, the distance between deflectors and panel ceilings shall not exceed fifteen (15) inches.

Not less than eighteen (18) inches effective clear space shall be left below the sprinkler heads, so that they may discharge an unbroken spray blanket from sprinkler to sprinkler and sides of room when in operation. Any stock piles, racks or other obstructions interfering with such action shall not be permitted. *Sprinkler system piping shall not be used for the support of stock, clothing, etc.*

(b) Where Conran\* heads are installed, the top of head shall be located the same distance below joists or ceiling as specified for deflectors in paragraph (a) of this rule; except that when heads are located under pitched roofs of piers or similar structures, they shall in general be installed in the upright position (not normal to slope of roof) and three (3) feet vertically below the underside of roof. When the administrative official having jurisdiction deems a variation of this rule advisable to obtain a more efficient distribution of water, the heads shall be located with respect to joists or ceiling, as he may direct.

Rule 15. Pipe Sizes. The number of heads on a given size pipe in one fire area in any story shall not exceed the following:

(a) For standard one-half (1/2) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
3/4 inch	1 head
1	2 heads
1 1/4	3 "
1 1/2	5 "
2	10 "
2 1/2	20 "
3	36 "
3 1/2	55 "
4	80 "
5	140 "
6	200 "
7	300 "
8	420 "

(b) For Conran\* one (1) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 inch	1 head
1 1/4	2 heads
1 1/2	3 "
2	4 "
2 1/2	6 "
3	9 "
4	18 "
5	34 "
6	51 "
7	75 "
8	105 "

(c) For Conran\* one and one-quarter (1 1/4) inch heads—

Size of Pipe	Maximum No. of Heads Allowed
1 1/4 inch	1 head
1 1/2	2 heads
2	3 "
2 1/2	4 "
3	6 "
4	12 "
5	21 "
6	40 "
7	60 "
8	84 "

When it is desired to use pipe of larger size than eight (8) inches in diameter, special ruling will be required by the administrative official having jurisdiction as to the permissibility of its use and the number of heads that may be fed thereby.

Where practicable, it is desirable to arrange the piping so that the number of heads on a branch line will not exceed eight.

When the piping is arranged on the "gridiron" plan, the permissible number of heads may be doubled, provided the feed main is of the size indicated in the schedule for the total number of heads.

Where feed mains supply branch lines of only two heads each, the conditions approach those of long single line. Such feed mains shall usually be centrally supplied when there are over eight (8) or ten (10) branch lines. Branch lines up to fourteen (14) in number may be fed from end provided a two and one-half (2 1/2) inch pipe does not supply more than sixteen (16) standard one-half (1/2) inch heads in lieu of twenty (20).

Buildings having slatted floors, or large unprotected floor openings without approved stops, shall be treated as one room with reference to the pipe sizes, and the feed main shall be of sufficient size to accommodate the number of heads called for. Larger pipe sizes than are allowed in the schedule for a given number of heads may be required wherever the construction or conditions introduce unusually long runs of feed mains or conditions introduce unusually long runs of feed mains or many angles. Buildings with blind attics with unprotected openings to floor below, may be piped from the system on the ceiling of floor below, provided pipe size schedule is not overloaded on sizes three (3) inches or under.

Rule 16. Feed Mains. The size of feed mains shall be less than the size of riser and shall be arranged to run direct as possible from source of water supply to riser.

Feed mains for stair or other towers without approved stops between floors, when piped on independent riser, shall be of sufficient size to accommodate the total number of sprinklers in such tower.

Rule 17. Risers. There shall be one or more separate risers in each building and in each section of the building divided by fire walls. Risers shall be arranged to provide "Center Central" or "Side Central" supply to feed mains. Each riser shall be of sufficient size to supply all the heads on said riser in one story, according to the schedule of pipe sizes in Rule 15.

In buildings of fireproof construction, and for the purposes of this rule, a blank wall, or one in which the openings are protected by standard fire doors, may be considered as a fire wall, if of equivalent construction.

If the conditions warrant, special permission will be granted allowing the heads in a fire section of small area to be fed from the risers in another section, provided the total number of heads in such area does not exceed the following number per floor:

(a) For standard one-half (1/2) inch heads, 48.

(b) For Conran\* one (1) inch heads, 12.

(c) For Conran\* one and one-quarter (1 1/4) inch heads, 8.

Risers shall not be located close to windows, properly protected from mechanical injury and freezing and shall be properly supported on foundations and by floor plates, clamps, couplings or hangers.

No connections, such as for sill cocks, house service hose outlets, shall be made with a sprinkler system or any part thereof.

Where gravity and pressure tanks feed through a common discharge pipe or "dead riser" to the foot of a riser and an air lock is likely to develop the discharge pipe of the gravity tank shall connect with the discharge pipe, or "dead riser" forty (40) feet below the bottom of the pressure tank.



# PUBLIC HEARING

Rule 18. Pipes and Fittings. All pipe shall be full-weight standard wrought iron or steel threaded pipe, well reamed and screwed up tight into fittings without reducing the throatway. Fittings shall be standard cast iron fittings, and shall be long turn pattern on feed mains and risers.

Such fittings shall be designed and guaranteed for a working pressure of 150 pounds per square inch and must be capable of withstanding a hydrostatic test pressure of 750 pounds per square inch without failure.

All pipe shall be secured to the ceiling, walls and other parts of the building with standard steel, wrought or malleable iron hangers.

Extra heavy fittings shall be employed where the normal pressure in the pipe system exceeds one hundred and fifty (150) pounds per square inch, and shall be designed for a working pressure of 250 pounds per square inch and be capable of withstanding a hydrostatic test pressure of 1,250 pounds per square inch without failure.

All underground pipe shall comply with the specifications for cast iron pipe of the American Water Works Association.

Rule 19. Protection of Pipes and Sprinklers. When exposed to moisture, sprinkler pipes and hangers shall be protected against corrosion whenever found necessary by thoroughly cleaning the pipe of all scale and grease and painting with a coat of red lead and linseed oil paint or other suitable moisture resistive paint. When exposed to chemicals, the pipe and fittings shall be coated with graphite or other approved chemical resistive paint. Care shall be taken not to paint the sprinkler heads.

Supply pipes of risers in low basements or low spaces and ground floors exposed to frost, shall be properly protected by a masonry or wood enclosure, properly heated, or with mineral wool, sawdust or tar mixed with granular cork, extending below bottom of pipe and through the flooring of ground floor, or the pipe shall be protected with three alternate layers of one-inch hair felt and build-up paper or by other approved method. When of wood, enclosure shall be constructed double with a layer of paper between the two thicknesses of wood.

Where risers, drains, heating pipes, etc., pass through concrete floors or partitions, they shall be protected with a metal sleeve or be grouted with cement mortar.

Where sprinklers are exposed to corrosion, the heads shall be protected with an approved hermetically sealed cover, or with an approved wax coating.

Rule 20. Drainage. All sprinkler pipe and fittings shall be installed so that they can be thoroughly drained, and where practicable, all piping shall be arranged to drain at main drips.

Supply or drip pipes shall be so arranged as not to expose any part of the sprinkler system to frost, and shall be connected, either by check valves or other means, so that they will not [overthrow] overflow domestic service or connections to the same sewer or house drain, or if through the wall and exposed to the weather, they shall be fitted with hoods or down-turned elbows.

Pipes, pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet, shall be installed:

- At the base of the main riser;
- At each alarm valve;
- At each dry-pipe valve;
- At each gravity tank;
- At each pressure tank;
- At each fire department connection;
- At each floor, if independent floor control valves are used;

At each supply main, when the water in the same can be removed through any of the above drains. Such valves shall be installed with controlling valves so that flow may be made to determine if the water supplies connections from yard mains to the inside of the build-

ing are in order without causing water damage or overflowing service connections to the same house drain. Any such drain shall be not less than two (2) inches in size except that drains at independent floor valves [may be one and one-quarter ( $1\frac{1}{4}$ ) inches in size] shall be not less than 1 inch in size where floor valves are not over  $2\frac{1}{2}$  inches in size and  $1\frac{1}{4}$  inches where floor valves are larger, and connected to a main drain riser of not less than  $1\frac{1}{2}$  inches in size. The drain at the main riser shall discharge into a cone or sight drain, or if carried through the wall and exposed to the weather, it shall be fitted with a hood or down-turned elbow.

At an alarm valve at the top of a riser in a down-fed system a drain shall not be required.

At each gravity or pressure tank erected above roof of a building there shall be a 4-inch valved drain connection so arranged as to discharge on roof of building. And where a tank is on a separate structure altogether independent of buildings drain connection to be arranged to discharge at ground level.

On automatic wet pipe systems, the horizontal branch pipes shall be pitched not less than one-quarter ( $\frac{1}{4}$ ) inch in ten (10) feet to drain towards the sources of supply with drip valves at the low points.

On automatic dry-pipe systems, branch pipes shall be pitched at least one-half ( $\frac{1}{2}$ ) inch in ten (10) feet.

Rule 21. Test Pipe. [On] In all wet-pipe automatic sprinkler systems a test pipe of not less than  $\frac{3}{4}$  inch in diameter shall be connected directly with each [riser] system but shall be connected to a pipe of not less than  $1\frac{3}{4}$  inches in diameter in upper story and arranged to discharge, through a  $\frac{1}{2}$ -inch brass outlet, preferably to a point where it can readily be seen. With long runs or many angles, size of test pipe [shall] should be increased to one (1) inch or larger. Controlling valve should be located at a sufficient distance from where the test pipe passes through the wall of the building so as to reduce to a minimum the chance of freezing of water in test pipe.

In all dry-pipe automatic sprinkler systems a  $\frac{3}{4}$ -inch inspector's test pipe shall be installed at the end of the most distant branch line and fitted with a  $\frac{3}{4}$ -inch shut-off valve stopped with a brass plug.

Rule 22. Pressure Gauges. A four and one-half ( $4\frac{1}{2}$ ) inch double-spring Bourdon pressure gauge shall be provided in all automatic sprinkler systems as follows:

- Above dry-pipe valves;
- Below dry-pipe valves;
- At the pressure tank;
- At the air compressor;
- Above the alarm valve;
- Below the alarm valve; and

In the connections from city water supply.

Provision may be made for taking the pressure both above and below the alarm valve and the dry-pipe valve with only one gauge at each valve.

A gauge shall not be required at an alarm valve located at the top of a riser in a down-fed system.

Gauge connections shall be taken from the supply main or riser and not from the two-inch drain or test pipe.

Gauges shall be installed in a suitable place protected from freezing and be controlled by a valve with arrangements for draining. A plugged outlet, not less than one-quarter ( $\frac{1}{4}$ ) inch in size, shall be located between each valve and gauge for purpose of installing the inspector's gauge.

Rule 23. Valves. All valves two (2) inches in diameter and under shall be of brass or bronze, or other approved [non-corrodible] non-corrosive material. Valves over two (2) inches in diameter shall be of brass, or bronze or iron body, brass mounted, or of other approved [non-corrodible] non-corrosive material.

All sidewalk Siamese inlet valves, caps and chains shall be of galvanized cast iron or other approved [non-corrodible] non-corrosive material.



# PUBLIC HEARING

All gate valves shall be solid or double wedge disc, sufficing box pattern with hand wheel, outside screw and yoke, or other approved indicator pattern.

All check valves shall be approved straight way regrinding pattern, so built that the clappers may be readily removed for repairs.

Rule 24. Water Supply Gate Valves. The piping connecting each source of water supply with the sprinkler system shall be provided with a gate valve of the outside screw and yoke type, sealed open and tagged to designate its purpose, so located as to control **each source of water** supply except that from fire department hose connections. All such gate valves shall be located within the building where easily visible and readily accessible and as close as possible to the supply inlet.

Rule 25. Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two-source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies, except that where the two sources of supply consist of tanks located above the highest line of sprinklers, a gate valve need only be provided on the downstream side of each check valve.

Rule 26. Control Valves. All automatic sprinkler systems shall be provided with a **main control or shutoff valve** arranged to be readily accessible and sealed in the open position; except that when the sprinkler system is fed from water supplies on the roof of the building, independent and readily accessible floor control valves, sealed in the open position, may be installed.

When not more than ten (10) standard one-half ( $\frac{1}{2}$ ) inch sprinkler heads or three (3) Conran\* heads in any automatic wet pipe system are exposed to cold and subject to freezing, shutoff valves may be provided to discontinue the water supply to such heads between November 1 and April 1. A greater number of heads than specified above, located in places which cannot be properly heated, shall be controlled by an automatic dry-pipe valve.

Rule 27. Dry-Pipe Valves. A dry-pipe valve shall be taken to mean a valve automatically controlling the water supply of the sprinkler system in such a manner that under normal conditions its piping system beyond the valve is maintained dry, but in the event of **fire, the valve automatically** releases the water into the sprinkler system, for fire extinguishing purposes.

Dry-pipe valves shall, for the purpose of these rules, be classified as follows:

Type A, in which the valve is actuated by the release of compressed air in the sprinkler piping system, due to the opening of a sprinkler head; and

Type B, in which the valve is actuated by an approved trip under electric control of an approved automatic thermostatic fire alarm system.

Dry-pipe valves shall be located as near as practicable to the sprinkler system in an enclosed and accessible place protected from mechanical injury and freezing.

*When anti-columning pipes are used, they shall be either lead lined or of brass.*

Automatic wet-pipe sprinkler systems in which only twenty-five (25) per cent of the heads are required to be maintained dry for protection from freezing, shall have only such heads under dry-pipe valve control.

(a) When "Type A" valve is installed, the air pressure in sprinkler systems under such dry-pipe valve control shall not exceed forty (40) pounds per square inch, nor be permitted to fall below twenty-five (25) pounds per square inch, nor shall it be less than one-sixth ( $\frac{1}{6}$ ) of the water pressure in any case.

The air compressor shall have a capacity of not less than eleven (11) cubic feet per minute and the air supply for the pump shall be taken, if possible, from a room containing dry air, or it shall be passed through a **drying chamber** containing calcium chloride, in order to avoid the introduction of moisture into the system.

The air pressure on such dry-pipe systems shall be maintained throughout the year.

Not more than the following number of heads shall be controlled by one "Type A" dry-pipe valve:

- (a) For standard one-half ( $\frac{1}{2}$ ) inch heads .....40.
- (b) For Conran\* one (1) inch heads .....10.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads 6.

*Where equipped with an approved quick-opening device the following number of heads may be controlled by one "Type A" dry-pipe valve:*

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....80.
- (b) For Conran\* one (1) inch heads .....20.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads 12.

(b) When "Type B" valve is installed the actuating alarm system shall be designed to operate at a temperature lower than that required to open the sprinkler heads, and all connections between the alarm system and the dry-pipe valve shall be adequately protected against injury of any kind.

When required by the administrative official having jurisdiction, the dead end of every feed main in such dry-pipe system shall be provided with an air relief valve or vent so constructed as to be normally open in order to permit the free escape of air from the system, but to close automatically against the escape of water.

Not more than the following number of heads shall be controlled by one "Type B" dry-pipe valve:

- (a) For Standard one-half ( $\frac{1}{2}$ ) inch heads .....5.
- (b) For Conran\* one (1) inch heads .....1.
- (c) For Conran\* one and one-quarter ( $1\frac{1}{4}$ ) inch heads. 1.

Rule 28. Alarm Valve. All automatic wet pipe sprinkler systems shall be equipped with an alarm valve so constructed that a flow of water through a one-half ( $\frac{1}{2}$ ) inch orifice will operate an electric or mechanical gong.

Dry pipe valves shall be equipped with a reliable device to give either an electrical or mechanical alarm.

Rule 29. High and Low Water and Pressure Alarm. Gravity tanks shall be equipped with a device to indicate when the water falls below or rises above the normal level of the tank, with an indicator or alarm located in the engineer's room near the pump.

All pressure tanks shall be equipped with a device to indicate when the pressure in the tank falls below seventy (70) or rises above eighty (80) pounds per square inch with an indicator or alarm located in the engineer's room [near the compressor].

Rule 30. Heating of Tanks. The water in all sprinkler tanks subject to freezing shall be protected by internal heating the water or enclosing the tank in a frost-proof house properly heated and lighted.

Rule 31. Concealed Pipe Systems. All pipe in concealed pipe systems shall be of standard full-weight wrought iron or steel, painted with two coats of protective paint, before and one after installation. Such pipe shall be installed in ducts or be encased in cement mortar and shall be inspected prior to concealment. When installed in concealed space between floor arches and ceiling, such pipe shall be supported by hangers and all pipe, fittings and hangers be protected with two coats of paint.

Rule 32. Preparation of Building. Floor or wall openings and other structural defects which prevent the banking up of heated air and retard the automatic action of sprinkler heads shall be provided with the necessary curbs, boards and draft stops to permit specific control of the fire by the local sprinklers.

Curtain boards shall project at least three (3) inches below the lowest sprinkler.



# PUBLIC HEARING

33. *Approval of Sprinkler System [Tests].* Before all automatic sprinkler systems, excluding the water supply tanks, shall be subjected after installation to a static pressure of a test of at least fifty (50) pounds per square inch in excess of that which will be normally maintained and observed in the sprinkler system, such test pressure, however, never to be less than one hundred and fifty (150) pounds per square inch in any part of the system.

pressure tanks shall be tested after erection to a test pressure of one and one-half (1½) times the working pressure. To prevent the possibility of serious water damage in case of a break, the pressure shall be maintained by a pump, the main controlling gate being meanwhile closed. Brine or other corrosive chemicals shall not be used for testing systems.

Automatic dry-pipe systems with "Type A" valve containing air pressure of forty (40) pounds per square inch when pumped up, be held for twenty-four (24) hours, without leaks stopped which allow a loss of pressure of over ten (10) pounds per square inch for the twenty-four (24) hours.

In case of automatic dry-pipe systems with different "Type A" valve, the valve shall be held off its seat during the test to prevent injuring the valve.

Automatic systems shall be tested after installation to a pressure of at least fifty (50) pounds per square inch in excess of the pressure necessary to reach the highest line of sprinkler.

Tests of installed systems shall be made by the contractor in the presence of the Fire Commissioner, or his authorized representative.

Piping, devices nor any portion of a newly constructed sprinkler system shall be covered up or permanently concealed until tested by the Bureau of Fire Prevention and Control, in writing, except piping passing through floors, partitions or beams for distances equal to the thickness of such floors, walls, partitions or beams.

34. *Non-fireproof Business Buildings.* Automatic sprinklers required in non-fireproof business buildings under the provisions of Chapter 5, Article 4, Section 72, Code of Ordinances, unless otherwise specifically provided in these rules shall consist of at least a One Source System.

35. *Dangerous or Hazardous Buildings.* Automatic sprinklers required in buildings having occupancies considered dangerous or hazardous by the Fire Commissioner shall consist of at least a one-source system unless otherwise specifically provided for in these rules.

36. *Factories and other Buildings.* Automatic sprinklers required in buildings under the provisions of the Code of Ordinances and the Labor Law shall consist of at least a One Source System.

37. *Theatre Buildings.* Automatic sprinklers required in theatre buildings under the provisions of Chapter 25, Section 524, Code of Ordinances, shall consist of at least a One Source System.

38. *Firework Storage.* Automatic sprinklers required in buildings in which fireworks are stored or sold under the provisions of Chapter 10, Article 6, Section 92, Code of Ordinances, shall consist of a Two Source System.

Rule [37] 39. *Nitro-Cellulose Products.* Automatic sprinklers as required in buildings in which nitro-cellulose products are stored under the provisions of Chapter 10, Article 19, Section 232, Code of Ordinances, shall consist of a system supplied from both approved gravity tank supply and an approved pressure tank supply, except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems, in conformity with the provisions of this rule as in force up to December 1, 1921.

*In buildings wherein are stored or handled only limited quantities of nitro-cellulose products, not exceeding 500 pounds, the automatic sprinklers may consist of a two source system as provided for in Rule 12.*

Rule [38] 40. *Inflammable Motion-Picture Films.* Automatic sprinklers, required in buildings in which inflammable motion-picture films are stored under the provisions of Chapter 10, Article 20, Section 241, Code of Ordinances, shall consist of a system supplied from both an approved gravity tank supply and an approved pressure tank supply except that no change shall be required in supplies to automatic sprinkler equipments previously approved by the Fire Commissioner as two source systems in conformity with the provisions of this rule as in force up to December 1st, 1921.

Rule [39] 41. *Existing Installations and Approvals.* Automatic extinguisher systems and devices heretofore approved and accepted by the authorities having jurisdiction shall not be required to conform to the provisions of these rules; and all such systems heretofore installed shall not be required to be altered to conform to these rules so long as the fire hazard due to construction and occupancy of the building is not increased or where substantial additions or extensions in height or area is made to the building when these rules shall apply if deemed advisable or necessary by the Fire Commissioner and the system after inspection is found to be in good working order.

Rule 42. *Communicating Openings.* When a building fully equipped with sprinklers communicates with another building not so equipped the openings must be protected by approved fire doors on both sides of the wall, one of which must be automatic.

Rule 43. *Maintenance Inspections.* Automatic sprinkler systems shall be inspected at least once a month by the person in charge of the building, or by other competent person employed by the owner, to see that all parts of the system are in perfect working order, and the fire department connection or connections, if any, ready for immediate use by the Fire Department. A detailed record of each inspection shall be kept for examination by a representative of the Fire Department.

There shall be kept available at all times in the premises a supply of extra sprinklers, never less than six (6), to replace promptly any fused or damaged sprinklers. And there shall be one or more employees instructed in the maintenance of sprinkler system.

Rule 44. *Open Sprinklers.* When open sprinklers are required for exposure protection by the Fire Department as specified in the Building Code they shall be installed in accordance with the rules of the National Board of Fire Underwriters. Plans for such installation to be filed with the Fire Department for approval.

## FORMS FOR NOTICES TO PROPERTY OWNERS

Applicants, under the building zone resolution, desire Form 13A, for notices to property owners, such forms not to be supplied by this office. Applicant is entitled only to one copy of Form 13A, which shall be filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET	
Cases pending December 31, 1925.....	743
Cases filed up to and including September 8, 1926..	749
Restored to calendar.....	65
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	165
Requests to amend.....	26
Requests for modification.....	27
Requests to rescind.....	2
Requests for extension of time.....	15
Requests for extension of permit.....	24
Requests for mechanical installations.....	1
Requests for approval of plans.....	12
Administrative requests.....	1
Requests for interpretation.....	0
Total .....	1830
Disposed of.....	1195
Cases pending September 8, 1926.....	635

DISPOSITION OF CASES.	
Withdrawn .....	
Dismissed .....	
Denied .....	
Granted .....	
Granted on condition.....	
Appliances approved.....	
Appliances dismissed, disapproved or withdrawn.....	
Rules approved.....	
Rules disapproved or rescinded.....	
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	
Requests to reopen denied.....	
Requests to amend granted.....	
Requests to amend denied.....	
Requests for modification granted.....	
Requests for modification denied.....	
Requests to rescind granted.....	
Requests to rescind denied.....	
Requests for extension of time granted.....	
Requests for extension of time denied.....	
Requests for extension of permit granted.....	
Requests for extension of permit denied.....	
Requests to install granted.....	
Requests to install denied.....	
Plans approved.....	
Plans disapproved.....	
Administrative requests granted.....	
Administrative requests denied or withdrawn.....	
Interpretations .....	
Requests withdrawn or dismissed.....	

Total ... ..

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board in offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Published under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.  
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XI

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No. 38

## DIRECTORY

BOARD OF STANDARDS AND APPEALS

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WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

—Municipal Building, Rooms 1001 to 1015.

ONE—WORTH 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

## CONTENTS

Issue of the Bulletin contains, in the order given—  
Notice of Postponement.

Notice of Clerk's Calendar.

Notice of Trial Calendar.

Cases in Building Zone Cases.

Minutes of Regular Meeting, September 14, 1926, at 10 a. m.

Minutes of Regular Meeting, September 14, 1926, at 2 p. m.

Minutes of Special Meeting, September 17, 1926, at 10 a. m.

Conclusion.

Business Report.

## NOTICE

### POSTPONEMENT OF MEETINGS

NOTICE IS HEREBY GIVEN that the meetings of the board of standards and appeals, scheduled for the morning and afternoon of September 28, 1926, have been postponed to THURSDAY, SEPTEMBER 30, 1926, at 10 a. m. and 2 p. m. respectively.

WILLIAM J. O'GORMAN, Secretary.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 21, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 28, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed Week Ending September 15, 1926*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
760-26-S.....	F.D. ....	177-179 Stagg st., Bklyn., L. D. 83825
759-26-A.....	B.B.M. ..	1 Madison ave., Man., Elev. Applic. 577-1926
758-26-A.....	F.D. ....	461 Pearl st., Man., L. C. 35236
757-26-A.....	F.D. ....	4270 Martha ave., Bx., L. C. 32834
756-26-A.....	F.D. ....	696-716 Pacific st., Bklyn., N. B. 2086-1925
755-26-SA.....	F.D. ....	Sundstrand Automatic Oil Burner, Appliance
754-26-A.....	F.D.& B.B.M.	1027 5th ave., Man., Alt. F.D.-1250-1925 Alt. Bldg. Dept.-961-1925
753-26-A.....	F.D. ....	126 W. 67th st., Man., F-93361
752-26-A.....	F.D. ....	419-427 Marcy ave., Bklyn., F-99911
751-26-SA.....	F.D. ....	Jones Oil Burner, Appliance
750-26-S.....	F.D. ....	172 Sands st., Bklyn., L. D. 91706

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 21, 1926, at 2 P. M. *Building Zone Cases.*

**399-26-BZ.**  
**APPLICANT**—Abraham Farber, for Mrs. Bessie Sollar,  
owner.  
**PREMISES**—519 Saratoga avenue, Brooklyn.  
**APPLICATION**, under section 7a of the building zone reso-  
lution,  
**TO PERMIT** in a residence district the alteration and exten-  
sion of a building used for store purposes on the  
first story.

**517-26-BZ.**  
**APPLICANT**—Victor C. Farrar, for 40th Street and Park  
Avenue, Inc., owner.  
**PREMISES**—90-98 Park avenue, 38-40 East 40th street,  
Manhattan.  
**APPLICATION**, under section 21 of the building zone reso-  
lution,  
**TO PERMIT** in a residence district the erection and main-  
tenance of a building to be used for offices.

## SEPTEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

576-26-A—253-263 West 72nd street, Manhattan.  
428-26-A—1887 Bathgate avenue, The Bronx.  
436-26-A—420-444 West 110th street and 115-143 W  
109th street, Manhattan.  
439-26-A—278-292 Locust avenue, The Bronx.  
465-26-A—71-79 Otsego street, Brooklyn.  
468-26-A—85-87 Varet street, Brooklyn.  
373-26-A—229-239 Knickerbocker avenue, Brooklyn.  
396-26-A—119-121 Bleecker street, Manhattan.  
896-25-A—1389 Metropolitan avenue, Melvina, Borough  
Queens.  
404-26-A—507-511 West 26th street, Manhattan.  
169-26-A—607-611 West 47th street, Manhattan.  
474-26-A—231-239 Borden avenue, Long Island City, B  
ough of Queens.  
491-26-A—182-190 Smith street and 318-328 Warren str  
Brooklyn.  
498-26-A—1325 Grand street, Brooklyn.  
499-26-A—957-971 Kent avenue, Brooklyn.  
502-26-A—141-145 Wooster street, Manhattan.  
1254-25-A—Certificate of approval for combustible mix  
(Flit).

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of sta-  
ards and appeals of a public hearing under the provis-  
of the building zone resolution, *Tuesday morning, Sep-*  
*ber 21, 1926, at 10 o'clock, in Room 1013, Munici-*  
Building, on the following matters:

CAL. NO. 108-26-BZ—Application, February 5, 1926, u-  
sections 7b and 21 of the building  
resolution, of Eugene De Rosa, a  
tect, on behalf of Emerdyke R  
Corporation, owner, to permit the  
tension from a business district  
a residence district of a proposed  
atre building; premises 4915  
Broadway, Manhattan.

CAL. NO. 901-25-BZ—Application, June 22, 1926, under  
tion 7g of the building zone resolu-  
of McCooley and Conroy, applicant  
behalf of Hyman Morgenstern, o  
to permit in a business district the  
tion and maintenance of a garage fo  
storage of more than five (5)  
vehicles (previously before the bo  
premises 1305-1309 Gates avenue, B  
lyn.

CAL. NO. 244-26-BZ—Application, March 22, 1926, u-  
section 7g of the building zone r  
tion, of Edward L. Larkin, archit  
behalf of Rexburg Realty Corpo  
owner, to permit in a residence c  
extending from a business distri  
erection and maintenance of a sto  
theatre building; premises 285  
170th street, The Bronx.

CAL. NO. 441-26-BZ—Application, May 19, 1926, unde  
tions 7e and 21 of the building  
resolution, of Morris Whinston,  
cant, on behalf of Owen Realty  
pany, owner, to permit in a b  
district the erection and mainten



# CALENDAR

a garage for the storage of more than five (5) motor vehicles; premises 5060-5074 Broadway and 4036-4050 Tenth avenue, Manhattan.

0. 240-26-BZ—Application, March 20, 1926, under sections 7c and 21 of the building zone resolution, of A. J. Simberg, architect, on behalf of Anna Shulman, owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes; premises 1661 St. Nicholas avenue, northwest corner of Fairview avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## SEPTEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

S—81-83 Boerum street, Brooklyn.  
S—1013 East Tremont avenue, The Bronx.  
S—12 East 32nd street, Manhattan.  
S—215 West 29th street, Manhattan.  
S—1896-1898 Third avenue, Manhattan.  
S—11 East Houston street, Manhattan.  
S—9-11-13 East 59th street, Manhattan.  
S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.  
S—35 West 31st street, Manhattan.  
S—71-79 Otsego street, Brooklyn.  
S—85-87 Varet street, Brooklyn.  
S—36 East 8th street, Manhattan.  
S—511-513 West 51st street, Manhattan.  
S—10 Washington place, Manhattan.  
S—24-30 West 39th street, Manhattan.  
S—207 Centre street, Manhattan.  
S—438 Broome street, Manhattan.  
S—208-212 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

A—Signal Weatherproof Bells, approval of.  
A—Syno Anti-Syphon Valve, approval of.  
A—Rayfield Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR

DAY, SEPTEMBER 28, 1926, AT 2 P. M.

### *Building Zone Cases.*

ANT—William F. Doyle, for The Debb Corporation, owner.  
ES—Southeast corner of Jerome avenue and East Cortlandt avenue, The Bronx.  
TION, under section 21 of the building zone resolution,  
IIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

NT—Hugh J. Sheeran, for New York Railways Corp., owner.  
S—1560-1564 Lexington avenue and 1311-1315 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the alteration of an existing building and its maintenance as a garage for the storage of more than five (5) motor vehicles.

530-26-BZ

APPLICANT—Matthew W. Del Gaudio, for Edwin F. Branning, owner.

PREMISES—1827 Sedgwick avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution.

TO PERMIT in a business district the extension in height of an existing garage for the storage of more than five (5) motor vehicles.

544-26-BZ

APPLICANT—New York Telephone Company, owner.

PREMISES—676-686 Fairview avenue and 1928-1944 Gates avenue, Ridgewood, Borough of Queens.

APPLICATION, under sections 7c and 7d of the building zone resolution.

TO PERMIT the extension from a business district into a residence district of an existing telephone exchange building.

549-26-BZ

APPLICANT—John DeHart, for Joseph Perlbindner, owner.

PREMISES—1149-1151 Southern Boulevard, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

552-26-BZ

APPLICANT—Matthew W. Del Gaudio, for John Nista, owner.

PREMISES—2496 Belmont avenue, The Bronx.

APPLICATION, under sections 7a and 21 of the building zone resolution.

TO PERMIT in a residence district the extension of the 1st story of an existing business building.

554-26-BZ

APPLICANT—John De Hart, for Eleanora L. Cella, owner.

PREMISES—810-812 East 170th street, The Bronx.

APPLICATION, under sections 7a, 7b and 7c of the building zone resolution.

TO PERMIT in a residence district the extension of a building occupied as a storage warehouse.

555-26-BZ

APPLICANT—Harry M. Peyser, for Charles Lippman, owner.

PREMISES—1255 East New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of an automobile repair shop.

579-26-BZ

APPLICANT—Alfred J. Boulton, for Felice Mancaruso, owner.

PREMISES—608-616 Union street, Brooklyn.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution.

TO PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.



# CALENDAR

586-26-BZ  
 APPLICANT—Edward P. Doyle, for Richbroson Hotel Co., Inc., lessee.  
 PREMISES—2-4 West 72nd street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the maintenance of the use of a portion of the basement of an existing building for business purposes.

## NOTICE

*The next two meetings of the Board of Standards and Appeals will be held as follows:*

### SEPTEMBER 30, 1926, 10 A. M.

#### *Appeals from Administrative Orders.*

- 841-25-A—449-459 Seventh avenue, 153-167 West 34th street and 160-166 West 35th street, Manhattan.  
 455-26-A—212 West 14th street, Manhattan.  
 457-26-A—2-8 Reector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.  
 459-26-A—220-222 West 49th street, Manhattan.  
 440-26-A—278-292 Locust avenue, The Bronx.  
 449-26-A—71 North 6th street, Brooklyn.  
 487-26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.  
 492-26-A—171 Thompson avenue, L. I. City, Queens.  
 505-26-A—54-56 Dey street, Manhattan.  
 514-26-A—1584-1586 Fulton street, Brooklyn.  
 521-26-A—692 Broadway, Manhattan.  
 522-26-A—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.  
 525-26-A—340 Hamilton street, L. I. City, Borough of Queens.  
 529-26-A—284 North 6th street, Brooklyn.  
 531-26-A—11-27 Ocean Parkway, Brooklyn.  
 539-26-A—437-453 East 56th st., Manhattan.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, September 30, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 199-26-BZ—Application, July 27, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Greenberg, owner, to permit in an "F" area district, extending from a "C" area district, the erection and maintenance of a tenement house with the area of lot occupied, yard and courts designed as required by the Zone Resolution for a

"C" area district (previously den premises southwest corner of 1 Parkway and Ruth place, Woodl Borough of Queens.

CAL. NO. 453-26-BZ—Application, May 20, 1926, under sections 7e and 21 of the building resolution, of John J. Dunnigan, cant, on behalf of Pasquale owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a tory building; premises 460-468 1 ern Boulevard, The Bronx.

CAL. NO. 664-26-BZ—Application, July 30, 1926, under section 7c of the building zone resolution, of Rouse and Goldstone, architect, on behalf of A. B.-28 East 52nd Corp., owner, to permit the extension from a business district into a residence district of a proposed business building; premises 28 East 52nd street, Manhattan.

CAL. NO. 675-26-BZ—Application, July 31, 1926, under sections 7c and 7e of the building resolution, of Weinberger and W. Inc., applicant, on behalf of 4172 way Corp., Inc., owner, to permit in a residence district and part business district the alteration of tension in height of a garage storage of more than five (5) vehicles; premises 4172 Broadway, southeast corner of West 177th Manhattan.

WILLIAM E. WALSH, Chairman

### SEPTEMBER 30, 1926, 2 P. M.

#### *Petitions for Variations.*

- 365-26-S—21-23 Bleecker street, Manhattan.  
 497-26-S—34 East 30th street, Manhattan.  
 500-26-S—440 Fulton street, Brooklyn.  
 501-26-S—130 West 45th street, Manhattan.  
 281-26-S—22-26 Tenth avenue, Manhattan.  
 446-26-S—58-64 West 40th street, Manhattan.  
 447-26-S—58-64 West 40th street, Manhattan.  
 448-26-S—58-64 West 40th street, Manhattan.  
 511-26-S—440-448 Ninth avenue and 336-378 West street, Manhattan.  
 523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

#### *Appliances Submitted for Approval*

- 534-26-SA—Socony Industrial Type "A" Burner for approval of.  
 560-26-SA—Franklin Domestic Oil Burner, application for approval of.  
 443-26-SA—American Anti-Syphon Fuel Oil Valve for approval of.

### OCTOBER 5, 1926, 10 A. M.

#### *Appeals from Administrative Orders.*

- 400-26-A—130-136 West 124th street, Manhattan.  
 359-26-A—34 35th street, Brooklyn.  
 584-26-A—6600 Metropolitan avenue, Middle Borough of Queens.



# CALENDAR

- 26-A—80-82 Greene street, Manhattan.
- 26-A—330-338 East 44th street, Manhattan.
- 26-A—538 East 178th street, The Bronx.
- 26-A—229 Bowery, Manhattan.
- 26-A—1022 East 178th street, The Bronx.
- 26-A—102-106 East 15th street, Manhattan.
- 26-A—47 Ann street, Manhattan.
- 26-A—1295-1307 Broadway, Brooklyn.
- 26-A—7-11 West 45th street, Manhattan.
- 26-A—211-221 128th street, College Point, Borough of Queens.
- 26-A—364 Manhattan avenue, Brooklyn.
- 26-A—88 Jackson avenue, Jackson Heights, Borough of Queens.
- 26-A—706 East 227th street, The Bronx.
- 26-A—West side of Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens.
- 26-A—80-88 Lexington avenue, Manhattan.
- 26-A—South side of 50th street, 223 ft. east of 1st avenue, Brooklyn.
- 26-A—113 3rd avenue, College Point, Borough of Queens.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 5, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

- 26-A—416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 5, 1926, 2 P. M.

### Petitions for Variations.

- S—16-24 West 47th street, Manhattan.
- S—302 Thompson avenue, L. I. City, Borough of Queens.
- S—53 West 19th street, Manhattan.
- S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.
- S—36 West 44th street, Manhattan.
- S—13-17-19 West 47th street, Manhattan.
- S—16 East 53rd street, Manhattan.
- S—191 Mercer street, Manhattan.
- S—41-43 John street, Manhattan.
- S—202-220 Meserole avenue, 59-61 Moultrie street and 96-100 Jewell street, Brooklyn.
- S—84 Broadway, West New Brighton, Richmond.
- S—28-30 East 4th street, Manhattan.
- S—156-160 West 28th street and 307-309 7th avenue, Manhattan.
- S—243 Fifth avenue, Manhattan.
- S—38-42 East 32nd street, Manhattan.

- Appliances Submitted for Approval.*
- 166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.
  - 167-26-SA—Johnson Automatic Oil Burner, approval of.
  - 484-26-SA—Protectoseal Cover, approval of.
  - 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
  - 581-26-SA—Summerheat Oil Burner, approval of.
  - 597-26-SA—Baldwin Aerifactor Oil Burner, approval of.

## OCTOBER 13, 1926, 10 A. M.

### Appeals from Administrative Orders

- 591-26-A—28 Kingston road, Jamaica, Borough of Queens.
- 595-26-A—1 West 6th street, Coney Island, Brooklyn.
- 598-26-A—318-322 East 48th street, Manhattan.
- 599-26-A—90-94 Grand street, Manhattan.
- 609-26-A—Northwest corner of Kingsland avenue and Luydig place, Corona, Borough of Queens.
- 611-26-A—591 Broadway, Manhattan.
- 618-26-A—4570-4582 3rd avenue, The Bronx.
- 625-26-A—671-689 Bergen street, Brooklyn.
- 626-26-A—2941-2947 Atlantic avenue, Brooklyn.

### Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, October 13, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

- CAL. NO. 478-26-BZ—Application, May 26, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Baker, Evans and Co., Inc., owner, to permit in a residence district the change of occupancy of a building, from a conforming use to business use on the first story; premises 102 East 40th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 13, 1926, 2 P. M.

### Petitions for Variations

- 592-26-S—386-388 West Broadway, Manhattan.
- 594-26-S—247-251 West 35th street, Manhattan.
- 610-26-S—1351-1365 Broadway, Manhattan.
- 612-26-S—333 7th avenue, Manhattan.
- 622-26-S—249-251 West 29th street, Manhattan.
- 623-26-S—252-254 West 30th street, Manhattan.

## OCTOBER 19, 1926, 10 A. M.

### Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 19, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

- CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

OCTOBER 26, 1926, 10 A. M.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 26, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 26, 1926, 2 P. M.

## Petitions for Variations.

422-26-S—58-64 West 40th street, Manhattan.  
423-26-S—58-64 West 40th street, Manhattan.  
424-26-S—58-64 West 40th street, Manhattan.  
425-26-S—58-64 West 40th street, Manhattan.  
389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, SEPTEMBER 14, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, July 27, 1926, the minutes of the regular meeting of the board, held on Tuesday afternoon, July 27, 1926, and the minutes of the special meeting of the board, held on Friday morning, July 30, 1926, were approved as printed in the Bulletin, No. 31, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

400-26-A.

APPELLANT—H. C. F. Koch & Co., Inc., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—132-136 West 124th street, Manhattan.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, at 10 a. m.

359-26-A

APPELLANT—Star Brush Mfg. Co., Inc., for Bush Terminal Building Co., owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—34 35th street, Brooklyn.

### APPEARANCES—

For Appellant: L. Niebauck.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, at 10 a. m., on request of Inspector Lynch, pending determination and report by Fire Prevention Bureau.

576-26-A

APPELLANT—David E. Kennedy, Inc., for 253-263 West 72nd Street Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.  
PREMISES AFFECTED—253-263 West 72nd street, Manhattan.

### APPEARANCES—

For Appellant: George L. Domellan.

ACTION OF BOARD—Laid over to September 21, 1926, at 10 a. m., on request of appellant's representative.

584-26-A.

APPELLANT—Alfred Douglas Olena.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—6600 Metropolitan avenue, Middle Village, Borough of Queens.

### APPEARANCES—

For Appellant: Alfred Douglas Olena, Esq. Miller.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, at 10 a. m., for further conference with fire commissioner.

57-26-A.

APPELLANT—Lyric Operating Company, lessee.  
SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—218-226 West 43rd street, Manhattan.

### APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

Negative . . . . .

Absent . . . . .

349-26-A.

APPELLANT—William F. Regan, for Levitt-Land Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—59 Pearl street, Brooklyn.

### APPEARANCES—

For Appellant: William F. Regan.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn.  
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

Negative . . . . .

Absent: Chief Kenlon . . . . .



# MINUTES

2-25-A.  
**APPELLANT**—Cass Gilbert, for New York Life Insurance Co., owner.  
**SUBJECT**—Application for reopening, modification of resolution, re appeal from decision of the superintendent of buildings.  
**PREMISES AFFECTED**—Block bounded by 26th to 27th streets, 4th to Madison avenues, Manhattan.  
**APPEARANCES**—None.  
**ACTION OF BOARD**—Appeal reopened and resolution rescinded.

## THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION:

(742-25-A)

WHEREAS, Cass Gilbert, Inc., for New York Life Insurance Co., owner, filed, July 24, 1925, an appeal from a decision of the superintendent of buildings, affecting premises the block bounded by 26th to 27th streets, from Fourth Madison avenues, Manhattan; and  
 WHEREAS, the decision of the superintendent of buildings, No. 295-1924, rendered June 30, 1925, reads:  
 "10. Not more than two elevators may be placed in any one shaft. Section 373, Par. 13.";

WHEREAS, the proposed building is fireproof, 23 stories in height, 184 ft. by 388 ft.; OCCUPIED by offices, about 100 persons on each story; and

WHEREAS, plans and application, in part, proposing 12 shafts, each shaft to contain three elevators in common, were submitted to and disapproved by the superintendent of buildings; and

WHEREAS, this appeal was denied by the board November 1925; reopened by the board March 9, 1926; and

WHEREAS, the appellant now contends that each car will have a side emergency exit door, leading to adjacent car, in addition to the top exits; that the efficiency of a single elevator operating in a shaft would be greatly reduced, in case of fire, smoke, panic or accident; that it is possible to install two elevators in each shaft by increasing the size of the car, but this would not give the efficient service desired in a building of this magnitude; and

WHEREAS, this appeal was granted by the board at its meeting, April 20, 1926, with the following resolution:

"Resolved, that the decision of the superintendent of buildings be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the elevators in any individual shaft shall be limited to three passenger cars, and that the elevator rules shall be complied with in all other respects.";

WHEREAS, appellant requests the rescindment of the resolution;

Resolved, that the board of standards and appeals does hereby rescind its resolution of April 20, 1926, and that the appeal be and it hereby is *dismissed*.

25-A.  
**APPELLANT**—John Schneider, owner.  
**SUBJECT**—Application for reopening, extension of permit, re appeal from decision of fire commissioner.  
**PREMISES AFFECTED**—147 12th avenue, Long Island City, Queens.  
**APPEARANCES**—  
 For Appellant: John Schneider.  
**ACTION OF BOARD**—Appeal reopened and permit extended.

## THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION:

(1182-25-A)

WHEREAS, J. Schneider, Sr., owner, filed, November 13, 1925, an appeal from a decision of the fire commissioner, affecting premises 147 Twelfth avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered November 5, 1925 (Alt. Applic. No. 2437-1925), reads:

"1. Burner must be of a type approved by Board of Standards and Appeals. Examination continued when additional information is received.";

and

WHEREAS, the building is of frame and glass sash construction, one story in height, 100 ft. by 100 ft. in area; OCCUPIED as a greenhouse; the appellant having installed an oil burning system, consisting of a 2,000-gallon storage tank, all necessary piping and valves in accordance with the fuel oil rules, except as to burners; and

WHEREAS, the appellant has submitted plans to the fire department, which were disapproved; and

WHEREAS, the appellant claims that he is using four burners, known as the "Strong, Carlisle & Hammond Burner," which is now before the board for its consideration under Calendar No. 1046-23-SA; the appellant requests a temporary permit to operate the fuel oil system, pending the approval of the burner; and

WHEREAS, this appeal was granted by the board at its meeting, March 9, 1926, and June 1, 1926, for a temporary period, and appellant requests an extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety days, subject to further examination and consideration of plans filed in the fire department.

1488-21-A.

**APPELLANT**—The Moto Meter Company, Inc., owner.  
**SUBJECT**—Application for reopening, modification of resolution, re appeal from order of fire commissioner.

**PREMISES AFFECTED**—15-21 Wilbur avenue, L. I. City, Queens.

**APPEARANCES**—

For Appellant: J. A. Nevin.

**ACTION OF BOARD**—Appeal reopened and resolution amended.

## THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION:

(1488-21-A)

WHEREAS, The Moto Meter Company, Inc., filed, November 29, 1921, an appeal with the board of appeals from an order of the fire commissioner, affecting premises 15-21 Wilbur avenue, Long Island City, Queens; and

WHEREAS, the order of the fire commissioner, No. 25580-F, dated August 12, 1921, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire



# MINUTES

Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of  $2\frac{1}{2}$  inch standard hose attached thereto." \* \* \*;

and

WHEREAS, the building is of fireproof (concrete) construction, 5 stories (66 ft. 2 in.) in height, 95.8 $\frac{1}{4}$  ft. by 187 ft. in area, with sprinkler system installed; OCCUPIED, 1st story and part of basement, manufacture of gas and electrical fixtures, 75 employees, balance of building, manufacture of automobile accessories, the total number of employees about 200; and

WHEREAS, the appellant states that a watchman's service is maintained and general housekeeping conditions are good; and

WHEREAS, the board deemed that in view of the building being fireproof, 66 ft. in height and the use confined to the manufacture of metal fixtures and the assembly of automobile accessories, that the appeal should be granted; and

WHEREAS, the appeal was granted by the board of appeals at its meeting January 24, 1922, on certain conditions, and appellant requested a modification of these conditions as to occupancy.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted* so long as the free and uninterrupted courtway, at least 30 ft. wide, is maintained at the rear of the building, and that a 40-gallon portable chemical fire extinguisher on wheels be maintained on each floor; and *on the further condition* that the occupancy shall not exceed the legal occupancy based on the capacity of the exits provided, and in accordance with the certificate of occupancy issued by the superintendent of buildings.

1028-25-A.

APPELLANT—Philip J. Sinnott, for Caroline and Hannah Plant, owners.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—61 West 55th street, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1028-25-A)

WHEREAS, Philip J. Sinnott, for Caroline Plant, owner, filed, October 6, 1925, an appeal from an order of the superintendent of buildings affecting premises 61 West 55th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated July 20, 1925, Exit Order No. 161-1925, reads:

"You are hereby notified that the building situate on the front of the lot on the north side of West 55th Street, occupied as a mixed occupancy and known as Number 61 West 55th Street, in the Borough of Manhattan, in the City of New York, does not conform to Section 161 of the Building Code in the respects noted below:

"You are hereby directed to enclose the interior stairway at the west side of building in partitions of fire resisting material, partitions to be fire stopped between floor beams; also provide self-closing fireproof doors at all openings in stair enclosure, with kalamein trim, also make all fixed sash in stair enclosure, metal or kalamein frames and wire glass.";

and

WHEREAS, the building is non-fireproof, 4 stories and basement in height, 20 ft. by 60 ft. in area; OCCUPIED: basement, shoe store—2 persons; 1st and 2nd stories, dressmaking—3 persons; 3rd story, dwelling—6 persons; 4th story, dwelling—3 persons; and

WHEREAS, appellant contends that the building has had mixed occupancy since 1902; that the owner resides on premises; that there is no hazardous occupancy existing on the premises and that to comply with the order of the superintendent of buildings would be a hardship; and

WHEREAS, the Board of Appeals, under Cal. No. 1342-22-A, in passing on the use of the premises, resolved that the business use conducted on the premises on July 25, 1925, and prior thereto, by the owners, and still in their possession, be continued and granted same so long as said owners remained in possession of and dwelt in these premises, and have direct supervision over any business conducted on premises.

*Resolved*, that the order of the Superintendent of Buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a balcony fire-escape not less than 3 ft. in width shall be provided on each floor on the rear westerly side, with a drop ladder in guides from the lowest balcony to yard level, with egress therefrom to the street in fence to adjoining premises; that the door to the rear on each floor leading to fire-escape shall be maintained unlocked and unfastened at all times; *granted* only so long as conditions as to occupancy and use shall remain unchanged; and that the conditions of the resolution of No. 1342-22-A shall be maintained, together with the condition of fire-escape as directed in foregoing resolution of date.

1348-25-A.

APPELLANT—Philip J. Sinnott, for Philip Rattner, owner.

SUBJECT—Appeal from order of the fire commissioner affecting premises 370 West 31st street, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

For Administration: Inspector Lynch of fire department

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1348-25-A)

WHEREAS, Philip J. Sinnott, for Philip Rattner, owner, filed, December 29, 1925, an appeal from an order of the fire commissioner affecting premises 370 West 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 3, 1925, No. 31842-LC, reads:

"You are hereby notified that an inspection of premises—370 West 31st street, Manhattan, used for manufacture of inflammable mixture, shows that the following must be done before permit requested by can be issued:

"2. Provide an approved underground system for storing and handling all volatile inflammable oil. Section 131-4 Chapter 10, Code of Ordinances.

"3. Provide a separate compartment for the fuel tank, said compartment to be built upon suitable foundations, having the walls, floor and roof constructed of Portland cement concrete at least 6 inches thick, brick masonry with Portland cement mortar. The compartment to have self-closing fireproof door



# MINUTES

windows. Plans and specifications in duplicate must be filed with and approved by this Department before the above work may be commenced.

"6. Discontinue putting up inflammable mixtures in glass bottles larger than four ounce size or metal cans larger than one gallon.";

WHEREAS, the building is non-fireproof, one story in height, 20 ft. by 25 ft. in area; OCCUPIED for the bottling and canning of a cleaning fluid (composed of 50% benzine and 50% carbon tetra-chloride)—3 persons; and

WHEREAS, appellant contends that the ingredients are stored in a galvanized iron vat of 100 gallons capacity; that benzine is stored on the premises—upon the reception of 5-gallon iron drum of same, a mixture is immediately prepared and thereafter bottled or canned; and as to item 3, poses to provide a fire retarded compartment in lieu of compartment required by the order;

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted on condition that at no time shall the quantity of benzine maintained on the premises exceed 50 gallons in an approved metal container, stored in an enclosure of four-inch terra cotta wall, the ceiling of which shall be fire retarded, ventilated to the outer air; that the mixing vat shall be located in a four-inch terra cotta enclosed room, situated at the southeasterly rear corner of the premises, the room to be ventilated to open air by means of a double-hung window; that the mixture manufactured on the premises shall be limited and restricted to carbon tetra-chloride and benzine, not exceeding 50% of either ingredient; that the mixture as compounded shall not be maintained in glass bottles in excess of 16 ozs. nor in metal cans greater capacity than one gallon; that the building shall not be increased in height, area or dimension; that the occupancy shall be restricted to this one single family; and that not less than four (4) 2½-gallon approved, portable fire extinguishers shall be provided and maintained in work-room.

432-26-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Orphan Asylum Society of Brooklyn, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1423-1435 Atlantic avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

RESOLUTION:

(431-26-A)  
WHEREAS, Croker National Fire Prevention Engineering Co., for Orphan Asylum Society of the City of Brooklyn, filed, May 18, 1926, an appeal from an order of the fire commissioner affecting premises 1423-1435 Atlantic Avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 27, 1925, Order No. 83124-F, reads:

1. Install a standpipe system with risers 4 inches diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, attics and roofs), placed within main stairway enclosure.";

WHEREAS, the building is non-fireproof, 4 stories (51' 0") in height, 257 ft. by 80 ft., about 13,000 sq. ft. in area; OCCUPIED by the Orphan Asylum Society of Brooklyn—170 children and 50 teachers; 1st story, living rooms; 2nd story, office and study rooms; 3rd story, dormitories; 4th story, not in use; and

WHEREAS, the appellant claims that the building is open on all sides, divided into three sections not exceeding 5,500 sq. ft. floor area to each section, the sections being separated by large automatic corrugated iron sliding doors, recessed into the wall; that there are four interior stairways and three outside iron stairways; that the building is equipped with a fire alarm system and fire drills are regularly conducted; that a watchman is kept on the premises all hours during the night; that fire buckets and fire extinguishers are provided on each story; furthermore, that there are seven city fire hydrants on the block which this property occupies;

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that the floor areas shall remain as now sub-divided, in three parts, by brick walls, openings from each area to be equipped with automatic sheet-iron doors, equipped with fusible links, maintained when not in operation in recess pockets; that the existing interior stairways shall be not decreased; that the entire premises shall be equipped with an approved fire alarm system and Central Office connection; that fire drills shall be maintained and regularly conducted; that a watchman service shall be maintained on the premises at all times; that such fire buckets and approved fire extinguishers as required by the Fire Department shall be maintained and distributed throughout the premises; and granted so long as conditions as to occupancy and use shall remain substantially unchanged.

432-26-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for C. W. Wohler, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—176-178 Hope street and 131-133 Union avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(432-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for C. V. Wohlers, owner, filed, May 18, 1926, an appeal from an order of the fire commissioner affecting premises 176-178 Hope street and 131-133 Union avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 27, 1925, Order No. 83654-F, reads:

"1. Install an automatic dry pipe sprinkler system throughout building used for the storage and manufacture of paper boxes, having at least one source of water supply, arranged and equipped as provided in the rules for Fire Extinguishing Appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918 and January 21, 1919, effective February 17, 1919.";

and



# MINUTES

WHEREAS, the two buildings are non-fireproof, one and two stories in height, 50 ft. by 82 ft., 7 in. and 54 ft., 3 in., by 95 ft. in area, respectively; OCCUPIED, collectively, for the manufacture of paper boxes: 1st story, 5 persons; 2nd story, 40 persons; and

WHEREAS, the appellant claims that the two-story building (Nos. 176-178 Hope street) is divided into three sections by fire walls; that the one doorway connecting each section, also the one doorway at rear connecting the two buildings, are provided with an approved automatic fire door on each side of the fire walls; that the buildings face on two streets; that fire extinguishers, pails and water tanks are distributed throughout the premises; furthermore, that there are two fire hydrants immediately in front of these premises;

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension; that the cutting and storage of all paper-box material shall be confined to 1st story; that such fire extinguishers as pails, water tanks, etc., as required by the fire department, shall be distributed throughout the premises; that there shall be no open flame maintained on any portion of the floor where there is any manufacturing or storage of paper-box material; and that the existing floor fire areas shall be not increased.

347-26-A.

APPELLANT—Samuel Rosenblum, for Western Chair Co., owner.

SUBJECT—Appeal from order and decision of the fire commissioner.

PREMISES AFFECTED—215 Dupont street and 40-50 Paidge avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(347-26-A)

WHEREAS, Samuel Rosenblum, for Western Chair Co., owner, filed, April 21, 1926, an appeal from an order and decision of the fire commissioner, affecting premises No. 215 Dupont street and Nos. 40-50 Paidge avenue, Borough of Brooklyn; and

WHEREAS, the order and decision of the fire commissioner, dated March 8, 1926 and October 2, 1925, respectively, read:

(N. B. Application No. 2629-25)

"5. A 4" standpipe must be installed covering all areas of building. File plans showing details in conformity with rules of Board of Standards and Appeals."

(Order No. 85284-F)

"Install a standpipe system with risers 4" in diameter, etc.";

and

WHEREAS, the building is non-fireproof, 3 stories (36 ft. 6 in.) in height, 175 ft. by 80 ft., 1½ in. and 120 ft. irregular in depth, about 20,000 sq. ft. in area, divided by terra cotta partitions into three areas: 8,450, 4,400 and 6,970 sq. ft. each; OCCUPIED: for the storage of furniture and finishing of chairs, total of 18 persons; and

WHEREAS, the appellant contends that the building is equipped with an automatic sprinkler system, a fire alarm system and telegraphic connections with headquarters; and

WHEREAS, this appeal was denied by the board on July 29, 1926; reopened July 13, 1926 for the purpose of amendment; and

WHEREAS, the appellant now proposes to construct a fireproof ceiling over the garage, thereby entirely separating the garage from the remainder of the premises with fireproof construction; furthermore, the appellant contends that the garage is for the storage of not more than five cars owned by the occupant and used in the conduct of business.

*Resolved*, that the order and decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building be not increased in height, area or dimension; that the building shall be equipped throughout with an approved sprinkler system; that all horizontal openings within floor areas shall be equipped with self-closing, fireproof doors; that the garage use and occupancy shall be limited to five (5) automobiles in the ownership of the owner of the premises and limited to the conduct of his business; that the garage shall be located on the 1st story and shall be made fireproof throughout, with no opening other than from garage directly to street.

262-26-A.

APPELLANT—A. J. McManus, for John Chelkowski, owner.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—638 54th street, Brooklyn.

APPEARANCES—

For Appellant: A. J. McManus.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioner

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(262-26-A)

WHEREAS, A. J. McManus, for John Chelkowski, owner, filed, March 26, 1926, an appeal from decision of the superintendent of buildings affecting premises 638 54th street, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings rendered March 22, 1926, reads:

"Proposition contrary to Section 476—erection of story frame veranda to brick building located within the Fire limits—Therefore denied.";

and

WHEREAS, the building is non-fireproof, 2 stories (24 ft. 6 in.) in height, 20 ft. by 50 ft. in area—there being a two-story frame veranda erected on the rear of the building; OCCUPIED as a dwelling; and

WHEREAS, appellant contends that the veranda was erected upon the rear of the premises prior to the date of the amendment of the law regarding the establishment of fire limits; that the porch, as constructed, forms part of the building; that the removal would entail many changes in the walls and hardships would result if compelled to alter the premises to comply with the decision of the superintendent of buildings; and

WHEREAS, the balcony structure existed prior to the amendment of building code.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the balcony structure be not enclosed and maintained open; and that same shall not be increased in area or height.



# MINUTES

26-A.  
 APPELLANT—Dodge & Morrison, for John G. Dolson, owner.

SUBJECT—Appeal from order of the fire commissioner.  
 PREMISES AFFECTED—3402-3406 Park avenue, The Bronx.

APPEARANCES—

For Appellant: Stephen W. Dodge.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
 CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

RESOLUTION:

(481-26-A)

WHEREAS, Dodge & Morrison, for John G. Dolson, owner, May 27, 1926, an appeal from an order of the fire commissioner affecting premises 3402-3406 Park avenue, The Bronx; and

WHEREAS, the order of the fire commissioner, dated January 7, 1925, reads:

"1. Install a standpipe system with risers 4" in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation fire department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

WHEREAS, the building is non-fireproof, two stories (34 ft. in height and 50 ft. by 250 ft. (12,500 sq. ft.) in area; OCCUPIED: 1st story, laundry—20 persons; 2nd story, silk manufacturer—20 persons; and

WHEREAS, appellant contends that the area of the 2nd story is but 10,400 sq. ft.; that on the south side of the building there is a 10 foot driveway in a 20 ft. yard, along the length of the building and that the premises are protected by an approved wet sprinkler system supplied from the city main in Park avenue; there being also a Siamese front wall.

Resolved, that the order of the fire commissioner be and the same be modified, and the appeal be and it hereby is granted on condition that the building be not increased in area or dimension; that a ten-foot driveway shall be maintained at the southerly side; that the existing four-foot driveway shall be maintained on the northerly side; that an approved wet sprinkler system shall be maintained throughout the premises; and granted so long as occupancy and all remain unchanged.

## BUILDING ZONE CASES.

4-BZ.

APPLICANT—William F. Doyle, for Charles Milgrim, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board).

PREMISES AFFECTED—321 West 74th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Harry Goodstein, Jacob C. Goodstein, Hugh D. Smythe and others.

ACTION OF BOARD—Application laid over to October 19, 1926, at 10 a. m., to submit acceptable affidavit.

5-Z.

APPLICANT—William F. Doyle, for John Welz, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-90 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: K. Karl Klein.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., pending an amendment to section 7-g.

240-26-BZ.

APPLICANT—A. J. Simberg, for Anna Shulman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes.

PREMISES AFFECTED—1661 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to September 21, 1926, at 10 a. m., on request of applicant's representative.

332-26-BZ.

APPLICANT—John J. Dunnigan, for John C. Gaffney, owner.

SUBJECT—Application for reopening, modification of resolution, (re decision of superintendent of buildings) under section 7-e and 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3617 Bainbridge avenue, The Bronx.

APPEARANCES—

For Applicant: C. F. Dusenbury.

ACTION OF BOARD—Laid over to September 21, 1926, at 10 a. m., special order of business.

361-26-BZ.

APPLICANT—Otto Henschel, for Ralph Criscil, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2263-2275 East 18th street, Brooklyn.

APPEARANCES—

For Applicant: Otto Henschel.

For Opposition: John J. Radecke, W. S. Fitzpatrick and Alexander J. Emmerson.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

809-24-BZ.

APPLICANT—Cass Gilbert, for New York Life Insurance Co., owner.

SUBJECT—Application for reopening, modification of resolution, (re decision of the superintendent of buildings) to permit in a business two times



# MINUTES

height district the erection of the street walls of a building to a height exceeding the limit required under the building zone resolution.

**PREMISES AFFECTED**—Block bounded by 26th to 27th streets, 4th to Madison avenues, Manhattan.

**APPEARANCES**—None.

**ACTION OF BOARD**—Application reopened and resolution rescinded.

**THE VOTE TO REOPEN AND RESCIND RESOLUTION**—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

**THE RESOLUTION:**

(809-24-BZ)

WHEREAS, Cass Gilbert, for New York Life Insurance Co., owner, filed, June 16, 1924, an application, under the building zone resolution, to permit in a business two times height district the erection of the street walls of a building to a height exceeding the limit set by the building zone resolution; premises block bounded by 26th street, 27th street, Fourth avenue and Madison avenue, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, September 30, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises are located in a business and two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 4, 1924, in acting on N. B. Application No. 295-24, reads:

"2. The height of the building is excessive on the 26th and 27th street fronts—section 8, building zone resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, 21 stories (315 ft.) and 28 stories (400 ft.) in height, with a frontage of 184 ft. and a depth of 388 ft.; to be occupied as stores and offices, a portion of the street wall on the 26th and 27th street fronts not complying with the setback requirements of the building zone resolution; and

WHEREAS, the board decided that there would be hardship in preventing applicant from carrying out the design of the structure as proposed in harmony with architectural practice and in view of the fact that the proposed building sets back from the building line; and

WHEREAS, this application was granted by the board at its meeting, September 30, 1924, on certain conditions, and applicant requested a modification of the time limit imposed; and

WHEREAS, this application was granted by the board of appeals at its meeting May 26, 1925 with the following resolution:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the requirements of the building zone resolution be complied with in all other respects; that all necessary permits for the prosecution of the work shall be obtained within nine (9) months from the date of this action and the erection of the building prosecuted to completion.";

and

WHEREAS, the applicant has requested the rescindment of this resolution.

Resolved, that the board of standards and appeals does hereby rescind the resolution adopted by the board of ap-

peals May 26, 1925 and that the application be and it hereby is dismissed.

1083-25-BZ.

**APPLICANT**—Joseph Zicarelli, owner.

**SUBJECT**—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in residence district and "B" area district the erection and maintenance of a rear extension, covering more than limited 40 per cent of the area of the yard space required by the zone resolution.

**PREMISES AFFECTED**—51 West 11th street, Manhattan.

**APPEARANCES**—

For Applicant: Alfred J. Boulton, Charles Straub, Mrs. Zicarelli, Joseph Zicarelli.

For Opposition: Wessels Ryerson and others.

**ACTION OF BOARD**—Application denied.

**THE VOTE TO GRANT**—

Affirmative .....	
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
Absent .....	

**THE RESOLUTION:**

(1083-25-BZ)

WHEREAS, Joseph Zicarelli, owner, filed, October 23, 1925, an application, under the building zone resolution, to permit in a residence district and "B" area district, the erection and maintenance of a rear extension, covering more than limited 40 per cent of the area of the yard required by the building zone resolution. Premises 51 West 11th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 11th street, West 12th street and Sixth avenue are in a residence use and "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 13, 1925, reads (App. No. 2669-24):

"12. Proposed construction within required yard area in a residence district is unlawful. Sixty per cent of required yard area must be maintained at curb line and not over 40% may extend 18' above curb line. Art. IV—Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, 4 stories and basement in height, with a frontage of 24 ft. 0 in. and a depth of 56 ft. 0 in. to be occupied as offices and apartments. It is proposed to erect a two story rear extension in the yard, 20 ft. in height and covering 55 per cent of the yard space required in a "B" area district; the zone resolution permits the use of 40 per cent of the yard space up to a height of 18 ft. above curb line. The basement is to be occupied as physician's offices, apartments on upper stories; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed and that the application be and it hereby is denied.

272-26-BZ.

**APPLICANT**—William F. Regan, for Budoff Brothers & Brown, lessees.



# MINUTES

**SUBJECT**—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—553-563 Atlantic avenue, Brooklyn.

**APPEARANCES**—

For Applicant: William F. Regan.

For Opposition: E. J. A. Williams.

**ACTION OF BOARD**—Application denied.

**THE VOTE TO GRANT**—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners

Connell and Holland ..... 3

Absent: Chief Kenlon ..... 1

**THE RESOLUTION:**

(272-26-BZ)

WHEREAS, William F. Regan, for Budoff Bros. & Brown, Inc., filed, March 31, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 553-563 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue, Fourth and State street are business; and

WHEREAS, the decision of the fire commissioner, rendered March 27, 1926, Alt. 2661-1925, reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals."

WHEREAS, the proposed building is of metal frame construction, one story in height, with a frontage of 12 ft. 0 in. and a depth of 10 ft. 0 in. to be occupied as an office. It is proposed to bury two 550 gallon storage tanks and erect gasoline pumps in addition to the office building for the purpose of a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the fire commissioner be hereby is *affirmed* and that the application be and it is *denied*.

-BZ.

**APPLICANT**—A. F. Gilbert, for Manufacturers Trust Company, owner.

**SUBJECT**—Application (re decision of the superintendent of buildings) under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building.

**PREMISES AFFECTED**—1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens.

**APPEARANCES**—

For Applicant: Thomas C. Sheridan.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

**THE VOTE**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

**THE RESOLUTION:**

(450-26-BZ)

WHEREAS, A. F. Gilbert, for Manufacturers' Trust Co., owner, filed, May 20, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 1696 Myrtle avenue and 1679 Cornelia street, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Myrtle avenue is in a business district, Cypress avenue is in a business district and Cornelia street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 11, 1926 (plan No. 6672-1926) reads:

"Bank building extends into a residence district which is contrary to the Zone Resolution. Not further examined."

and

WHEREAS, the proposed building is to be of fireproof construction, 3 stories in height, with a frontage of 146 ft. 6 in. and a depth of 132 ft. 1½ in. to be occupied as a bank, the building extending approximately 32 ft. into the residence district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution, and to deny relief would entail practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use and occupancy of the proposed building shall be restricted to the conduct of a public bank or trust company authorized under the state or national banking laws and that the requirements of the building zone resolution shall be complied with in all other respects; that the facades of the three street fronts shall be finished in limestone or face brick, substantially in compliance with design submitted on this appeal; that all permits required for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

533-26-BZ.

**APPLICANT**—John W. Clancy, for Mary E. Bird, owner.

**SUBJECT**—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—2337 Hoffman street, The Bronx.

**APPEARANCES**—

For Applicant: John W. Clancy.

For Opposition: James A. Nolan, James J. O'Meara and others.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

**THE VOTE**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1



# MINUTES

## THE RESOLUTION:

(533-26-BZ)

WHEREAS, John W. Clancy, for Mary E. Bird, owner, filed, June 9, 1926, an application, under the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2337 Hoffman street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hoffman street is business; East 184th street is unrestricted and business and Third avenue is unrestricted; and

WHEREAS, the decision of the superintendent of buildings, re N. B. 1392-1926, rendered June 4, 1926, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles, located partly in a business district and partly in an unrestricted district, is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. 0 in. and a depth of 100 ft. 0 in. to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7c and 21 of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to require the carrying out of the strict letter of the law.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be restricted to a one story structure above grade; that the rear and southerly gable walls shall be unpierced throughout their entire height and length; that any gasoline storage equipment installed shall be located wholly within the building; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that there shall be no roof signs and no advertising on the front of the building other than one projecting electric sign indicating the title of the business conducted therein; that the roof shall be of flat design and construction; that any skylights installed shall be glazed with plain glass, protected with wire guards above and below; that any permits required shall be obtained within ninety days and the work completed within six months from the date of this action.

267-26-BZ.

APPLICANT—Coonley & Grindel, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district the change of occupancy of an existing building from a motion picture theatre to a garage for the storage of more than five (5) motor vehicles and also to a motor vehicle repair shop.

PREMISES AFFECTED—1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond.

APPEARANCES—

For Applicant: Frederick Coonley.

For Opposition: L. W. Whittecomb.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

## THE RESOLUTION:

(267-26-BZ)

WHEREAS, Coonley & Grindel, owner, filed, March 1926, an application, under the building zone resolution permit in a business district the change of occupancy of existing building from a motion picture theatre to a garage for the storage of more than five motor vehicles and a motor vehicle repair shop; premises 1094 Castleton avenue and 13 Caroline street, West New Brighton, Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Castleton avenue and Caroline street are in business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 17, 1926, reads:

"Your request for a certificate of occupancy of Existing Building located at No. 1094 Castleton avenue and running through to No. 13 Caroline street, West New Brighton, so as to convert the use of this building from a Motion Picture Theatre to a Garage and Repair Shop for more than five automobiles is denied on the ground that the premises are located in a business district and such a conversion is contrary to the Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 30 ft. 0 in. and a depth of 25 ft., occupied as a motion picture theatre; and it is proposed to change the occupancy to show rooms, garage and motor vehicle repair shop; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to require compliance with the strict letter of the law.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be increased in height; that the Castleton avenue front, for a distance of not less than 10 feet in depth, shall be maintained for automobile display or show room use; that the entrance and exit for vehicle operation shall be maintained on Caroline avenue through the existing doorway therein; that the ceiling shall be maintained in accordance with the rules of the board of standards and appeals; that there shall be no gasoline storage equipment in excess of one single tank not exceeding 10 gallons, located on the Caroline avenue front; that there shall be no roof signs erected on the premises. That any permits necessary for the prosecution of the work shall be obtained in six months and the building completed within nine months from the date of this action.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

WEDNESDAY AFTERNOON, SEPTEMBER 14, 1926.  
Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS

389-26-S.  
PETITIONER—Luke Flanagan, for Max Teitelbaum, owner.  
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—21-23 Bleecker street, Manhattan.

### APPEARANCES—

For Petitioner: Margaret Flanagan.  
ACTION OF BOARD—Petition laid over to September 28, 1926, at 2 p. m., on request of petitioner.

390-26-S.  
PETITIONER—Anthony P. Allocca.  
SUBJECT—Application for reopening, reconsideration, re variation of labor law as cited in decision of department of health.

PREMISES AFFECTED—433-437 Metropolitan avenue, Brooklyn.

### APPEARANCES—None.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m.

391-26-S.  
PETITIONER—Necarsulmer & Lehlbach, for Boynton Furnace Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

### APPEARANCES—

For Petitioner: Edward Lehlbach.  
ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

392-26-S.  
PETITIONER—Necarsulmer & Lehlbach, for The Celluloid Company, lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

### APPEARANCES—

For Petitioner: Edward Lehlbach.  
ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

393-26-S.  
PETITIONER—Necarsulmer & Lehlbach, for H. B. Lehman-Connor Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

### APPEARANCES—

For Petitioner: Edward Lehlbach.  
ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

394-26-S.  
PETITIONER—Necarsulmer & Lehlbach, for Davidson & Schwab, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

### APPEARANCES—

For Petitioner: Edward Lehlbach.  
ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

389-26-S.

PETITIONER—Samuel Rosenblum, for Royal Fur Coat Co., lessee of 15th floor.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue, (15th floor), Manhattan.

### APPEARANCES—

For Petitioner: Samuel Rosenblum.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

390-26-S.

PETITIONER—Samuel Rosenblum, for Weinstein and Kupersmith, lessees of 6th floor.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue, (6th floor), Manhattan.

### APPEARANCES—

For Petitioner: Samuel Rosenblum.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

391-26-S.

PETITIONER—Samuel Rosenblum, for Kanik & Greenberg, lessees of 4th floor front.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue, (4th floor front), Manhattan.

### APPEARANCES—

For Petitioner: Samuel Rosenblum.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., pending action of court.

1314-25-S.

PETITIONER—Richard M. Adler, for the Adler Veneer Seat Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—N. W. Cor. of Sunswick street and Paynter avenue, Long Island City, Queens.

### APPEARANCES—

For Petitioner: Richard M. Adler.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

1259-25-S.

PETITIONER—Philip Steigman, for Marcus Silberstein, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—188 South 1st street, Brooklyn.

### APPEARANCES—

For Petitioner: Philip Steigman.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.



# MINUTES

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1259-25-S)

WHEREAS, Philip Steigman, for Marcus Silberstein, owner, filed, December 7, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 188 South 1st street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 9, 1925, No. 72025-LD, reads:

"1. Provide an interior stairway at the east end of the building to serve as a required means of exit, extending from the 1st story to the 4th story, with a safe passageway to the street, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 37 ft. by 67 ft. in area at 1st story and 37 ft. by 40 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factory; 2nd story, 19 persons; 3rd story, 25 persons; 4th story, 20 persons; EQUIPPED with a fire alarm signal system; EXITS: an iron stairway, on the outside of the easterly wall of the building, extending from the roof and entering the building on the 1st story—with egress to street; enclosed in corrugated metal partitions covered on both sides with 1 in. cement plaster; with kalameined doors at openings; a fire escape on the Driggs avenue front of the building, with fireproof windows along the course thereof, extending from the top story to the 2nd story balcony, with counterbalanced stairway to street; and

WHEREAS, petitioner contends that a similar order was issued about a year ago; that certain work was done, a certificate of occupancy (filed in the case) was issued by the building department and also contends that the order was subsequently dismissed by the fire department.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted on condition* that an enclosed iron stairs shall be provided at each of the two upper stories at the rear, connecting to the interior stair hall at the second story, with egress therefrom direct to the street, and that an approved labor law 60 degree fire escape shall be provided and maintained on the Driggs avenue front of the building, and that the building shall be not increased in height, area or dimension.

297-26-S.

PETITIONER—Ralph Redell, for L. H. Mace & Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—71-89 East 150th street, The Bronx.

## APPEARANCES—

For Petitioner: Ralph Redell.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(297-26-S)

WHEREAS, Ralph Redell, for L. H. Mace & Co., Inc., lessee, filed, April 7, 1926, a petition for variation from requirements of the labor law as cited in orders of the fire commissioner affecting premises 71-89 East 150th street, Borough of The Bronx; and

WHEREAS, the orders of the fire commissioner read:

Order No. 91786-LD, dated February 27, 1926:

"1. Remove the horizontal bridge on 3rd story maintain same structurally safe and properly paint rule 3, Board of Standards and Appeals, adopted May 9, 1924.

"2. Remove three substandard fire escapes, 2 on front and 1 on rear of the building or reconstruct same as per Sec. 274 of the Labor Law and rule 1, Board of Standards and Appeals adopted May 9, 1924. Among the defects noted are the following: Windows on course not fireproof, self-closing. No 60 degree connecting stairs. No drop ladder in guides from lowest balcony to ground. No stair to roof from balcony on rear fire escape."

Order No. 92641-LD, dated March 31, 1926:

"1. Arrange bars on windows on east and south sides of cellar so as to be readily movable or removable from both sides in such manner as to afford the free unobstructed use of such windows for purposes of egress as per Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 3 stories and basement in height, 197 ft. by 37 ft. and 152 ft., irregular in depth; consisting of three wings (east, west and south wings); the east and west wings are connected at 3rd story level by an enclosed bridge spanning across a large courtyard about 90 ft. in width; OCCUPIED for the manufacture of refrigerators; basement, rough mill and tin shop, 45 persons; 1st story, finishing mill, 35 persons; 2nd story, assembling, 30 persons; 3rd story, painting, 40 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway in each wing extending from the 1st story to top story in east wing; stairway extends to roof in south and west wings); closed in wooden partitions with wooden doors at openings; two standard fire escapes, one on Cromwell avenue and one on north side of east wing; three substandard fire escapes, one on north side of south wing and two on east 150th street front of the building, having non-fireproof openings along the course thereof, extending from 1st story to the top story; no adjoining building; and

WHEREAS, the petitioner claims that there are 11 barred windows on the south side of basement and 2 barred windows on the east side of basement affected by Order No. 92641-LD; furthermore, the petitioner contends that would require extensive alteration to comply with the order of the fire commissioner; that the City of New York appears as owner of the premises in question; that the petitioner is merely the lessee of the property, and feels that it is incumbent upon the owner of the property to make whatever changes are required by law.

*Resolved*, that the board of standards and appeals hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted as to item 1* of order No. 91786-LD, *on condition* that the fire escapes be painted and made structurally safe and that the fire escapes shall be equipped with 60 degree connecting stairs with drop ladder in guides to the ground; and that the petition as to item 2, order No. 91786-LD and as to item 3, order No. 92641-LD, be and it hereby is *denied*.

405-26-S.

PETITIONER—Crocker National Fire Prevention Engineering Co., for 507-511 West 26th Street Co., owner.



# MINUTES

**SUBJECT**—Variation of the labor law as cited in order of the fire commissioner.

**PREMISES AFFECTED**—507-511 West 26th street, Manhattan.

**APPEARANCES**—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

**ACTION OF BOARD**—Petition granted on condition.

**CONDITIONS**—As specified in resolution.

**THE VOTE**—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon 4

Negative ..... 0.

Absent: Commissioner Connell ..... 1

**RESOLUTION:**

(405-26-S)

WHEREAS, Croker National Fire Prevention Engineering or 507-511 West 26th Street Co., Inc., owner, filed, 10, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 507-511 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 26, Order No. 93420-LD, reads:

"1. Remove the substandard fire escape on the rear of the building or reconstruct same to conform with Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals amended May 9th, 1924. Among the defects noted on this fire escape are the following: No stairway from top balcony to roof. No fireway or drop ladder in guides from lowest balcony ground. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.

2. Provide egress to the street from the stairway on the east side of the building by means of a passage-enclosed in fire resisting material, as per Section 270 of the Labor Law.

3. Reduce the area of wire glass in partitions, enclosing stairway at the east and west sides of building on all stories so that no single pane of glass exceeds 360 square inches and not more than 720 square inches on one story, as per Section 271 of the Labor Law and Rule 505 of the Industrial Code as amended by Board of Standards and Appeals, amended 1923."

WHEREAS, the building is fireproof, 6 stories in height, 44 ft. by 98 ft. 9 in., in area at 1st story and 67 ft. by 92 ft. in area above; OCCUPIED: cellar, storage and grease; 1st story, shipping, 3 persons; 2nd story, storage of cabinets, 4 persons; 3rd and 4th stories, storage of furniture, 5 persons on 3rd and 6 persons on 4th; 5th and 6th stories, storage of rags, 3 persons on each story; EXITS: two interior iron stairways, one from the 1st story to top story (westerly stairway to roof), enclosed in fireproof partitions with doors at openings, egress from easterly stairway through open passageway in 1st story to street, discharging doorway to street being 17 ft., a sub-standard fire door on the rear of the building, having fireproof opening the course thereof, extending from top story to 2nd story balcony, with gooseneck ladder from top balcony to roof. ROOFS of adjoining buildings: 20 ft. at east; 35 ft. lower at west; the building being equipped with a standpipe system; and

WHEREAS, the petitioner proposes to extend the rear 2nd story escape balcony to the east side lot line, provide a drop ladder in guides to reach the yard level of building (No. 505 West 26th street) through passage to the street may be had by means of a doorway on the 1st story to 26th street; the petitioner

claims that there are two wire glass panels in each stair-hall enclosure on each story, each containing two lights of glass, the maximum size light being 710 sq. in.; it is proposed to subdivide these lights so that no single light will exceed 360 sq. in.; as to item 2, the petitioner contends that there will be two adequate means of egress provided in addition to the easterly stairway.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and hereby is granted as to item 1, order No. 93420-LD, on condition that the balcony fire escape at the second story level shall be extended easterly to gable wall with drop ladder in guides therefrom to the yard of the adjoining premises, with egress through open hallway direct to the street; and granted as to item 2, on condition that the partition enclosing the office space on the first story shall be fire-retarded with fire proof door in any opening; and as to item 3, on condition, that no additional glass openings shall be installed and that the existing glass panels shall be subdivided in areas not exceeding 360 sq. in. in any light; and granted only so long as conditions as to use and occupancy remain substantially unchanged.

417-26-S.

**PETITIONER**—Isaac Menline, for Garment Center Capitol, Inc., owner.

**SUBJECT**—Variation of the labor law as cited in order of the fire commissioner.

**PREMISES AFFECTED**—500-504 Seventh avenue, 201-219 West 37th street and 214-226 West 38th street, Manhattan.

**APPEARANCES**—

For Petitioner: Isaac Menline.

For Administration: Inspector Maher of fire department.

**ACTION OF BOARD**—Petition denied.

**THE VOTE TO GRANT**—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0

**THE RESOLUTION:**

(417-26-S)

WHEREAS, Isaac Menline, for Garment Center Capitol, Inc., owner, filed, May 13, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 500-504 Seventh avenue, 201-219 West 37th street and 214-226 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 13, 1924, No. 64743-LD, reads:

"4. Enclose the interior stairway leading from cellar to 1st story in 216-224 West 38th street portion of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides, with partitions of fireproof material extending continuously from the cellar to the first story, as per Section 270 of the Labor Law.

"5. Enclose the elevator shaft extending from the cellar to the 1st story in 216-224 West 38th street, portion of the building, with partitions of fireproof materials as per Section 270 of the Labor Law.

"6. Enclose the two open interior stairways located in the 37th street portion of the building extending from the cellar to the 1st story, and the landings, platforms and passageways connecting therewith on all sides, with partitions of fireproof material, as per Section 270 of the Labor Law.

"7. Enclose the escalator located in the 37th street portion of the building extending from the cellar to



# MINUTES

the 1st story, with partitions of fireproof material as per Section 270 of the Labor Law.”;

and

WHEREAS, the building is fireproof, 17 stories in height, irregular in area, having a front of 275 ft. on West 37th street, 116 ft. on West 38th street and a depth of 197 ft.; OCCUPIED: basement, storage and shipping, 210 persons; 1st story, stores, 200 persons; 2nd to 9th stories, factories, 660 persons; 10th to 17th stories, factories, 590 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: five interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the order requires the enclosure in the cellars of the two stores of the constructions indicated on the plans as follows:

“Stairway “B” and the Elevator “D” in the north, (38th Street) cellar, also the stairway “E” and the package slide “H” (called a stairway in the order) and the belt conveyor “G” (called escalator in the order) in the south (37th Street) cellar; and further contends that

“1. The original plans of this building showed, in the north cellar, a stairway, marked “A” leading from the cellar to the store, unenclosed, and it was constructed as approved. The tenant of this space had this stairway removed to its present location “B” to permit of a better arrangement of his own storage. There is another stairway from the cellar, leading to the exit corridor on the first floor. There are never more than about 8 persons employed in this cellar.

“2. The plans of the building indicated an elevator from the cellar to the first floor at the location marked “C” on the plan. This elevator was to have a five feet, 2 inches, by 5’ 8” well opening. The tenant found this location not satisfactory and had the elevator at “D” installed. This is a sidewalk type elevator. The opening in the floor is 5’ by 6’.

“3. In the south store cellar there is the stairway “E” leading to the store above, installed as called for by the approved New Building Plans and altered in no particular since. There is another stairway, stair No. 5, leading to the exit corridor of the building. There are not more than 12 persons employed in this cellar at any time.

“4. The original plans of the building, as approved, contemplated the installation at the location “F” of an elevator from cellar to store with a well 5’ 2” by 5’ 8”. This elevator has never been installed.

“Instead of the elevator “F” which would have been too slow for the tenant’s use in handling a large volume of small parcels he had installed the belt conveyor “G” and the parcel slide “H”.

“5. The belt conveyor “G” is a small one leading from the cellar to the store and requiring a well opening two feet, 6 inches, by six feet, which is almost completely closed by the conveyor and its framework. The motor is located on the first floor at the end of the conveyor and it is never operated except when the persons loading and unloading are present.

“6. The package slide “H” is a steel stair construction upon the treads of which two boards are laid to make a slide. It has a well opening 2’ 4” by 9’ 6”. None of the above constructions are enclosed, and petitioner respectfully asks this Board to permit the constructions to remain as constructed upon the grounds that to enclose them will very greatly interfere with their practical use.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

1298-25-S.

PETITIONER—Philip Freshman, for Ellanar Realty Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—599-603 Fifth avenue, Brooklyn.

APPEARANCES—

For Petitioner: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on conditions and denied in part.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(1298-25-S)

WHEREAS, Philip Freshman, for Ellanar Realty Co., owner, filed, December 15, 1925, a petition for variation of the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 599-603 Fifth avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, (Order No. 75720-LD):

“1. Enclose the interior stairway at the south east end of building serving as a required means of exit and the landings, platforms and passageway connecting therewith on all sides in partitions of fire resisting material extending from cellar to and including the bulkhead on the roof as per 271 LL and rule 1 Board of Standards and Appeals.

“3. Provide an outside iron balcony fire escape at the rear of No. 599a building with balconies 4’ in width connected by stairways not less than 22” wide, placed at an incline of not more than 45 degrees extending from ground to roof, constructed as per section 2 of the labor law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

“5. Extend interior stairway at No. 599a from 1st story to roof as per 271 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, 4 stories (40 ft.) in height, 54 ft. 6 in. by 75 ft., irregular in area, divided into sub-sections by fore and aft brick walls; OCCUPIED: 1st story, stores; 2nd story, dwelling for one family; 3rd story, also factory, 20 persons in factory; 4th story, dwelling for one family and also factory, 20 persons in factory; 5th story, factory, 45 persons. EXITS: an interior non-fireproof stairway (at the southeast portion of the premises) extending from the 1st story to top story (with fixed iron doors to scuttle in roof); enclosed in metal lath and plaster partitions with kalameined doors at openings; and also a wooden stairway (at the northerly wall of the building) extending from the 1st to 3rd story, a fire escape on the rear of building, having fireproof openings along the course thereof extending from the top story balcony (with gooseneck connection to roof) to the yard; with EGRESS from the terminus of the fire escape by means of an iron connection from 2nd story balcony—across the one story extension to the south—to a sliding drop ladder leading to Pratt Avenue. Also, a regulation fire escape on the Pratt Avenue front of the building, with fireproof openings along the course thereof, extending from the top story to the 2nd story balcony—with counter-balanced stairs to the roof. ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner proposes to comply with item 3, as to item 3, it is proposed to erect an iron runway from the second story fire escape balcony to the roof



# MINUTES

e story brick extension of premises adjoining to the  
uth; and proposes to install at the south side of this ex-  
sion a drop ladder, in guides, leading to Prospect avenue;  
d proposes, further, to extend the existing fire escape  
lcony on the 2nd and 3rd stories of No. 599a so as to  
clude the northerly window in premises No. 601 Fifth  
venue. As to item 5, petitioner requests the acceptance of  
e existing stairway, in view of the small occupancy of  
premises.

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* from the requirements of the labor  
law, and that the petition be and hereby is *granted*, as to  
item 3, Order No. 75720-LD, on condition that a 60 degree  
fire escape shall be provided at the rear of No. 599 with  
consoles at the second, third and fourth stories with con-  
necting bridge to roof of building at the south with drop  
ladder in guides to Prospect avenue; and *denied* as to  
item 5.

-26-S.  
PETITIONER—Venetian Realty & Construction Co.,  
Inc., owner.

SUBJECT—Variation of the labor law as cited in order  
of the fire commissioner.

PREMISES AFFECTED—552-564 West Broadway,  
Manhattan.

APPEARANCES—

For Petitioner: C. E. Sutherland, Stephen Cravi-  
nato.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(338-26-S)

WHEREAS, Venetian Realty and Construction Co., Inc.,  
owner, filed, April 17, 1926, a petition for variation from the  
requirements of the labor law as cited in an order of the  
fire commissioner affecting premises 552 to 564 West Broad-  
way, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated Jan-  
uary 5, 1926, No. 89291-LD, reads:

"2. Arrange the doors leading to the stairway at the  
west side of building on all stories so as to open out-  
wardly without obstructing the stairway as per Section  
271 of the Labor Law."

WHEREAS, the building is fireproof, 10 stories in height,  
105 feet by 118 feet in area; OCCUPIED as a tenant factory—  
25 persons on each story; EQUIPPED with a fire  
alarm signal system; EXITS: an interior fireproof stairway,  
extending from the 1st story to roof, enclosed in fireproof  
partitions with fireproof doors at openings; a horizontal exit  
through westerly wall on each story; ROOFS of adjoining  
buildings: 45 ft. lower at west; 75 ft. lower at south;

WHEREAS, the petitioner contends that the present fire-  
proof self-closing sliding doors were installed under the  
provisions of the labor department; that there is not enough  
space to provide doors to swing outwardly without obstruct-  
ing the narrow hallway.

*Resolved*, that the order of the fire commissioner be and  
hereby is *affirmed*, and that the petition be and it hereby  
is *denied*.

1342-25-S.

PETITIONER—The Vulcan Rail & Construction Co.,  
owner.

SUBJECT—Variation of the labor law as cited in order  
of the fire commissioner.

PREMISES AFFECTED—South side of Grand street, 460  
ft. west of Garrison avenue (rear building), Mas-  
peth, Borough of Queens.

APPEARANCES—

For Petitioner: A. D. Gurney.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1342-25-S)

WHEREAS, The Vulcan Rail and Construction Company,  
owner, filed, December 28, 1925, a petition for variation  
from the requirements of the labor law as cited in an order  
of the fire commissioner affecting premises on the south  
side of Grand street, 460 ft. west of Garrison avenue (rear  
building), Maspeth, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June  
2, 1925, Order No. 78886-LD, reads:

"1. Arrange both interior stairways to be not less  
than 44 inches in width, as per Sec. 270 of the labor  
law."

and

WHEREAS, the building is non-fireproof, 2 stories in height,  
105 feet by 118 feet in area; OCCUPIED; 1st story, manu-  
facture of printing inks, 20 persons; 2nd story, stock rooms,  
5 persons; EQUIPPED with a fire alarm signal system;  
EXITS; two interior fireproof stairways, extending from  
the first story to roof, enclosed in fireproof partitions with  
fireproof doors at openings; ROOFS of adjoining buildings:  
one story lower at north; and

WHEREAS, the petitioner contends that the minimum width  
of stairways is 42 inches; that the distance between the hand-  
rail and opposite wall is 45 3/4 inches; that the stairways in  
all other respects comply with the labor law; furthermore,  
that there only five men working regularly on the 2nd story;

*Resolved*, that the board of standards and appeals does  
hereby *make a variation* from the requirements of the labor  
law and that the petition be and it hereby is *granted on con-  
dition* that the building shall be not increased in height,  
area or dimension and that the occupancy shall not exceed  
five (5) persons above the first story.

10-25-S.

PETITIONER—Century Ribbon Mills, Inc., lessee.

SUBJECT—Request for reopening, modification of reso-  
lution, variation of the labor law as cited in order  
of the fire commissioner.

PREMISES AFFECTED—3403-3406 Park avenue, The  
Bronx.

APPEARANCES—

For Petitioner: William Melniker.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Petition reopened and resolu-  
tion amended.

THE VOTE TO REOPEN AND AMEND RESOLU-  
TION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0



# MINUTES

## THE RESOLUTION:

(10-25-S)

WHEREAS, Century Ribbon Mills, Inc., for John G. Dolson, owner, filed, January 5, 1925, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 3402-3406 Park avenue, The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 16, 1924, reads:

"1. Arrange bars on windows on 2nd story, east and north side, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purpose of egress, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, two stories in height, 51 ft. by 227 ft. in area, having one-story extension at the rear, there being two windows in the northerly wall and four windows in the easterly wall of the 2nd story covered by fixed iron bars. OCCUPIED: 1st story, laundry; 2nd story by petitioner for the manufacture of silk ribbons, approximately 35 persons above the 1st story; EQUIPPED with a sprinkler system. EXITS: An exterior fireproof stairway at the northerly side of the premises, extending from the street to 2nd story, and a fire escape on the northerly side of the building, extending from 2nd story to alley, with direct egress to street; and

WHEREAS, petitioner contends that the bars were installed at the instance of the Insurance Rating Bureau and that the removal of these bars would deprive petitioner of all protection under insurance policies, and contends further that ample means of egress are provided by the stairways and the many other windows; and

WHEREAS, the petition was granted by the board at its meeting May 10, 1925, on certain conditions and petitioner requests a modification as to basement window.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the openings in the rear, easterly wall of the building; and one single transom over the exterior opening or doorway in the north wall, 2nd story.

749-25-S.

PETITIONER—Margaret Murphy Drew, for Helen A. Wissman, owner.

SUBJECT—Application for reopening, amendment of resolution, re variation of requirements of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—732 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Mrs. Margaret Murphy Drew.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioner's Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(749-25-S)

WHEREAS, Margaret Murphy Drew, for Helen A. Wissman, owner, filed, July 17, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 732 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated 18, 1925, reads (Order No. 76550-LD):

"1. Enclose the interior stairway serving as a required means of exit with partitions of fire resisting material from floor of first story to the underside of the 2nd story, including any exposed soffits, landings, passageways. Openings shall be provided with approved self-closing fire doors as per Rule 2 of the Board Standards and Appeals adopted July 29, 1924.";

and

WHEREAS, the building is non-fireproof, four stories in height, 24 ft. by 126 ft. in area at 1st story, 24 ft. by 56 ft. in area above at 2nd story, and 24 ft. by 56 ft. in area above. OCCUPIED: 1st story, restaurant; 2nd story, offices and stock, 9 persons; 3rd story, manufacturing shops, 9 persons; 4th story, manufacturing caps, 5 persons. EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the first story to top story; enclosed in lath and plaster partitions, wooden doors at openings; a fire escape on the rear of building, having fire proof openings along the course thereof, extending from roof to the roof of the 2nd story extension, thence to roof of 1st story extension; with EGRESS from the roof of 1st story extension to the 2nd story by wall fire escape on the rear of the building adjoining at north. ROOFS of adjoining buildings 16 ft. higher at north; 16 ft. higher at south; and

WHEREAS, the petitioner contends that the stair enclosure at 1st story is covered with hard wood frames, plate glass mirrors, and that to comply with the order would mean the suspension of business; in consideration of small occupancy he requests that the board accept the existing exits without change; and

WHEREAS, the petition was granted by the board at its meeting December 22, 1925, on certain conditions and petitioner requests a modification of these conditions as to occupancy.

*Resolved*, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the stairs on the 1st story, on condition that the soffit of the stairs and stair side of stairway enclosing partition in the first story shall be fire-resisting in accordance with the rules of the board of standards and appeals; that the occupancy of the building shall not exceed 25 persons above the 2nd story and that the stipulation of calendar number 418-22-S be complied with and maintained.

727-18-S.

PETITIONER—Royal Baking Powder Company.

SUBJECT—Application for reopening, modification of resolution, re variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—21-25 Morton street, Brooklyn.

APPEARANCES—

For Petitioner: L. W. Toombs.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioner's Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0



# MINUTES

## THE RESOLUTION:

(727-18-S)

WHEREAS, the Royal Baking Company, filed, May 16, 1917, petition, with the board of standards and appeals, for variation of section 79-b, labor law, as cited in order of the fire commissioner, No. 59383-LD, affecting premises 21-25 Morton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner reads: "Provide an outside iron balcony fire escape on the easterly end of north side of building with balconies 4 ft. in width connected by stairways not less than 22 inches wide, placed at an incline of not more than 45 degrees extending from ground to roof, constructed as per Section 79B-4 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Section 79B-1 of the Labor Law."

WHEREAS, the building is non-fireproof, heavy mill construction, seven stories high, 72 ft. by 83 ft. in area; OCCUPIED for receiving and shipping in first story, 2 men employed; storage in second story, no employees; manufacturing in third story, 29 persons employed; manufacturing in fourth story, 5 persons employed; manufacturing in fifth story, 2 persons employed; storage in sixth story, no persons employed; manufacturing and storage in seventh story, 4 persons employed, a total of 40 persons employed above first floor; EQUIPPED with a sprinkler system and a fire alarm system; the means of egress consisting of: (a) an interior stairway, extending from first story to roof, used in brick partitions with fire doors at the openings; (b) a fire escape on the Morton street front, consisting of balconies connected by 60-degree stairs, with non-fireproof windows along course of fire escape; (c) a similar fire escape in the rear, with drop ladder to yard and egress to adjoining yards of buildings on Push street, with non-fireproof windows along course of fire escape; (d) a horizontal iron bridge in second story to building adjoining at rear; (e) a horizontal exit by door in second, two in third story in each of the fourth and fifth stories to building adjoining at the side, these exits being near the stairway;

WHEREAS, this petition was granted by the board at its meeting, November 26, 1918, on certain conditions and petitioner requests a modification of these conditions as to occupancy;

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that the existing fire escapes shall be made to conform to the requirements of the board for sub-standard fire escapes, and *on further condition* that the occupancy shall not exceed the legal allowance for an interior stairway, together with the allowance for a sprinkler system.

5-S.  
PETITIONER—Max E. Lobley, owner.

SUBJECT—Application for reopening, re rescindment of resolution, re petition for variation of labor law as cited in order of the fire commissioner.

PLACES AFFECTED—160-162 Berry street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Petition reopened and resolution rescinded.

VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(1108-25-S)

WHEREAS, F. P. Keniston, for Max E. Lobley, owner, filed, October 28, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 160-162 Berry street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 17, 1925 (Order No. 75713-LD), reads:

"1. Provide an additional means of exit from the 2nd story remote from the present interior stairway, as per Rule 3 of the Rules of the Board of Standards and Appeals."

and

WHEREAS, the building is non-fireproof, 2 stories in height, 49 ft. 6 in. by 64 ft. in area at 1st story and 49 ft. 6 in. by 32 ft. in area above; OCCUPIED as a machine shop, 20 persons on 1st story and 10 persons on the 2nd story; EXITS: an open interior wooden stairway, extending from the 1st story to 2nd story; ROOFS of adjoining buildings, to north 15 ft. higher; to south, 15 ft. lower; and

WHEREAS, the petitioner proposes to provide a door in the southerly portion of the west wall of the 2nd story, affording egress to the roof of the 1st story extension and at the rear of the extension roof proposes to provide an iron stairs leading to yard; egress from yard by means of gate in south fence of property to adjoining yard, thence, by public hall of tenement to south, to street; and

WHEREAS, this petition was granted by the board at its meeting, February 23, 1926, with the following resolution adopted:

*"Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an iron bridge of not less than 3 ft. in width shall be provided across the rear extension, with 45-degree iron stairs from extension roof to yard, with egress therefrom to yard of adjoining premises to the south and rear; that the occupancy of the 2nd story shall be restricted to ten (10) males; and that the premises shall not be increased in height, area or dimension."

and

WHEREAS, petitioner requests a rescindment of this resolution.

*Resolved*, that the resolution adopted by the board February 23, 1926 be and it hereby is *rescinded* and the petition be and it hereby is *dismissed*.

## APPLIANCES SUBMITTED FOR APPROVAL.

451-26-SA.

PETITIONER—J. S. & J. F. String, Inc.

SUBJECT—Vesta Oil Burner, approval of.

APPEARANCES—

For Petitioner: John J. Gilmartin.

ACTION OF BOARD—Petition placed on reserve calendar, pending inspection by committee of the board.

443-25-SA.

PETITIONER—American Schaeffer & Budenberg Corp.

SUBJECT—American Anti-Syphon Fuel Oil Valve, approval of.

APPEARANCES—

For Petitioner: W. C. Stark.

ACTION OF BOARD—Laid over to September 28, 1926, at 2 p. m., on request of petitioner.

337-22-SA.

PETITIONER—Elkhart Brass Mfg. Co.

SUBJECT—Application for reopening, amendment of resolution, re approval of Elkhart Brass Company Siamese Connection.



# MINUTES

## APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

## THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

938-22-SA.

PETITIONER—S. T. Johnson Company.

SUBJECT—Application for reopening, amendment of resolution, re approval of Johnson Improved Rotary Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition reopened and resolution amended.

## THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(938-22-SA)

WHEREAS, the Fuel Oil Burner Corp., filed, September 26, 1922, a petition with the board of standards and appeals, for approval of their device known as Johnson Improved Rotary Fuel Oil Burner; and

WHEREAS, a committee of the board inspected this burner in operation at 3180 Broadway, Manhattan, and reported as follows:

*To the Board of Standards and Appeals:*

A Committee of the Board, consisting of Chairman Walsh, Fire Chief Kenlon, Mr. Holland and Mr. Boulton, visited the premises 3180 Broadway, Manhattan, on December 28, 1922, in the matter of the above petition for approval of the Johnson Rotary Fuel Oil Burner, and have to report:

This burner was installed in an oil burning equipment on a cast iron, low pressure boiler, and inspected in actual service operation under working conditions.

The Committee recommends the approval of this burner for use in oil burning operation, where plants are equipped in accordance with the fuel oil rules of the Board of Standards and Appeals, as to mechanical and structural requirements, on condition only that such plants shall be operated by a licensed engineer or licensed operator, pursuant to Rule 20 of the Fuel Oil Rules.

and

WHEREAS, this device was approved by the board at its meeting February 20, 1923, with pump and burner as a unit and petitioner requests a modification of the resolution.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Johnson Improved Rotary Fuel Oil Burner and pump for use in fuel oil burning equipments in accordance with the recommendations of the committee of the board with the understanding "that the pump in the Johnson burner need not necessarily be an integral part of the equipment so long as the installation complies with the resolution in all respects."

1249-25-SA.

PETITIONER—The Universal Machinery Mfg. Co., Misch.

SUBJECT—Approval of Universe Anti Syphon Valve

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## APPEARANCES—

(1249-25-SA)

WHEREAS, the Universal Machinery Manufacturing Co. filed, December 4, 1925, a petition for approval of the device known as the Universe anti-syphon valve; and

WHEREAS, there is no requirement at law or in the rule of the board of standards and appeals for approval of the device.

*Resolved*, that the petition be and it hereby is *dismissed*.

1295-25-SA.

PETITIONER—State Burner Corporation.

SUBJECT—Application for reopening, amendment of resolution, re approval of A. B. C. Oil Burner.

## APPEARANCES—

For Petitioner: M. J. Sage.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

CONDITIONS—As specified in resolution.

## THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	5
Negative: Chief Kenlon .....	0
Absent .....	0

## THE RESOLUTION:

(1295-24-SA)

WHEREAS, Par-X-Oil Burner Corp., filed, November 1924, a petition with the board of standards and appeals for approval of their device known as the ABC Oil Burner; and

WHEREAS, under date of December 21, 1925, the State Burner Corporation was substituted as the petitioner by the Automatic Burner Corporation of Chicago, the manufacturers of the ABC Burner; and

WHEREAS, a committee of the board visited the premises St. Leonard's Academy, 36 Brevoort place, Brooklyn, and inspected the ABC Oil Burner in operation; and

WHEREAS, this device was approved by the board at its meeting April 27, 1926, for use with Grade B fuel oil, petitioner requests a modification of resolution to permit use with Grade A oil also and requests under date of July 1, 1926, a further modification to permit the use of the burner in commercial installation.

*Resolved*, that the board of standards and appeals hereby *approve* the device known as the ABC Oil Burner for use with Grade A and B fuel oil for domestic and commercial installations, *on condition* that the fuel oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

Adjourned 4.50 p. m.

WILLIAM L. O'GORMAN, Secretary

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING,

FRIDAY MORNING, SEPTEMBER 17, 1926.

Present: Chairman Walsh, Commissioners Connell, and Guilfoyle.

### RULES

PETITIONER—National Automatic Sprinkler Association.

SUBJECT—Proposed amendments to the sprinkler rules.

### APPEARANCES—

For Petitioner: Messrs. I. G. Hoagland and Edw. Booner.

For Administration: Inspectors Maher and Carroll.

ACTION OF BOARD—Laid over, subject to publication of revised sprinkler rules, resulting from conference held in fire department, before submission to Board of Standards and Appeals. Date of next hearing to be published.

Adjourned, 11:30 a. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

### \*CORRECTION.

Minutes of the meeting of the board of standards and held Tuesday afternoon, July 20, 1926, as they appear in Bulletin No. 30, Vol. XI are hereby corrected to as follows:

### RESOLUTION:

(413-26-S)

WHEREAS, Samuel Rosenblum, for E. M. Tamblyn, lessee, May 12, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the commissioner, affecting premises No. 113 East 30th Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 6, 1926, reads (Order No. 90738-LD):

1. Provide an outside iron balcony fire escape on front of building with balconies 4 ft. in width connected by stairways not less than 22 in. wide, placed on an incline of not more than 45 degrees, extending from the ground to the highest story, constructed as per Sec. 273, of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Sec. 271 of the Labor Law.

2. Extend the interior stairway at the west side of building to the roof, as per Sec. 271 of the Labor Law.

Correction—Word fireproof changed to non-fireproof in

WHEREAS, the building is non-fireproof, 4 stories in height, 18 ft. 10 in. by 80 ft. in area at 1st and 2nd stories and 18 ft. by 60 ft. in area above. OCCUPIED: 1st story, office and saleroom of gifts, 3 persons; 2nd story, dressmaker (living apartments and some sewing), 3 persons; 3rd story, dwelling (3 persons); 4th story, manufacturing novelty gifts, 9 persons. EXITS: An interior non-fireproof stairway, extending from the 1st story to top story; enclosed in lath and plaster partitions with wooden doors at openings; a proposed 60 degree fire escape on the front of the building, having non-fireproof openings along the course thereof, extending from the top story (with gooseneck ladder to roof) to the 2nd story balcony with counter-weighted drop ladder in guides to street; ROOFS of adjoining buildings, to west, 11 ft. lower, to east, 1 ft. higher; and

WHEREAS, petitioner requests, in view of the light occupancy of the premises, the acceptance of the proposed fire escape and proposes to install an iron ladder to scuttle in lieu of extending the stairs to roof.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition, that an exterior fire escape shall be provided on the front of the building, with connecting stairs, not more than 60 degrees, and a counter-balanced drop ladder in guides from the lowest balcony to the street; and granted as to item 2, on condition, that a fixed double-rung iron ladder shall be provided within the enclosure from the top story to the scuttle in the roof, and only so long as conditions as to occupancy and use otherwise remain substantially unchanged.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1926, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete shall not be prohibited when used in accordance with the conditions hereinafter set forth.

Hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in a ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

## DOCKET

Cases pending December 31, 1925.....	743
Cases filed up to and including September 15, 1926..	760
Restored to calendar.....	65

## MISCELLANEOUS APPLICATIONS.

Requests to reopen.....	176
Requests to amend.....	33
Requests for modification.....	27
Requests to rescind.....	5
Requests for extension of time.....	15
Requests for extension of permit.....	25
Requests for mechanical installations.....	1
Requests for approval of plans.....	12
Administrative requests.....	1
Requests for interpretation.....	0

Total .....	1863
Disposed of.....	<u>1241</u>

Cases pending September 15, 1926.....	622
---------------------------------------	-----

### DISPOSITION OF CASES.

Withdrawn .....	
Dismissed .....	
Denied .....	
Granted .....	
Granted on condition.....	
Appliances approved.....	
Appliances dismissed, disapproved or withdrawn..	
Rules approved.....	
Rules disapproved or rescinded.....	

### MISCELLANEOUS ACTIONS.

Requests to reopen granted .....  
Requests to reopen denied .....  
Requests to amend granted .....  
Requests to amend denied .....  
Requests for modification granted.....  
Requests for modification denied.....  
Requests to rescind granted.....  
Requests to rescind denied.....  
Requests for extension of time granted.....  
Requests for extension of time denied.....  
Requests for extension of permit granted.....  
Requests for extension of permit denied.....  
Requests to install granted.....  
Requests to install denied.....  
Plans approved.....  
Plans disapproved.....  
Administrative requests granted.....  
Administrative requests denied or withdrawn.....  
Interpretations .....  
Requests withdrawn or dismissed.....

Total .....

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication of the posting of the calendars on the bulletin board of the offices of the board and of the further publication of calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose cases promptly, for the reason that the pendency appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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*Mun. Ref.*

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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SEPTEMBER 28, 1926

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No. 39

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

Municipal Building, Rooms 1001 to 1015.

NE—WORTH 0184.

HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—  
e of Postponement.

et.  
of Clerk's Calendar.

Trial Calendar.

es in Building Zone Cases.

tes of Regular Meeting, September 21, 1926, at 10 a. m.

tes of Regular Meeting, September 21, 1926, at 2 p. m.

ctions.

ess Report.

### NOTICE

#### POSTPONEMENT OF MEETINGS

NOTICE IS HEREBY GIVEN that the meetings of the board of standards and appeals, scheduled for the morning and afternoon of September 28, 1926, have been postponed to THURSDAY, SEPTEMBER 30, 1926, at 10 a. m. and 2 p. m. respectively.

WILLIAM J. O'GORMAN, Secretary.

#### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 28, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 5, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET

*New Cases Filed Week Ending September 22, 1926*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
780-26-A.....	B.B.B.	...25 Wyckoff ave., Bklyn., Applic. 5656-1926
779-26-S.....	F.D.	...45 West 46th st., Man., L. D. 99854
778-26-BZ.....	T.H.D.	..101-109 East 78th st., Man., N. B. 407-1926
777-26-A.....	B.B.M.	..168 East 95th st., Man., Alt. 1913-1926
776-26-BZ.....	B.B.Bx.	..S.E.C. Bainbridge & Van Court- landt aves., Bx., N. B. 1688-1926
775-26-A.....	F.D.	....155-163 Avenue D., Man., F-95390
774-26-S.....	F.D.	....11-21 St. Clair pl., Man., L. D. 213
773-26-SA.....	F.D.	....Nu-Way Automatic Oil Burner, Appliance
772-26-A.....	F.D.	....S.E.C. Fifth ave. & 80th st., (Met. Museum of Art), Man., Alt. 297-1926
771-26-BZ.....	B.B.Bx.	..606-618 East Fordham rd., Bx., N. B. 2161-1926
770-26-A.....	F.D.	....68-70 William st., Man., F-97989
769-26-S.....	F.D.	....15 East 31st st., Man., L. D. 99795
768-26-S.....	F.D.	....39-41 West 29th st., Man., L. D. 93304
767-26-A.....	F.D.	....641-655 Timpson pl., Bx., C-34786
766-26-A.....	F.D.	....146 Elizabeth st., Man., F-914
765-26-SA.....	F.D.	....Marr Oil Heat Machine Burner, Appliance
764-26-SA.....	F.D.	....Berggren Oil Burner, Appliance
763-26-A.....	F.D.	....4095-4139 Ninth ave., Man., N. B. 2970-1926
762-26-BZ.....	B.B.B.	...140 Rcmsen st., Bklyn., Applic. 14977-1926
761-26-BZ.....	B.B.Bx.	..1301-1307 Walton ave., Bx., N. B. 1791-1926

## Restored to Calendar.

235-26-S.....	B.B.M.	..228 East 51st st., Man., Certificate of Occupancy
281-22-SR.....	F.D.	....Standpipe Rules, Amendments

## CODE.

F.D.	Fire Department
H.D.	Health Department
B.B.B.	Bureau of Buildings, Brooklyn
B.B.M.	Bureau of Buildings, Manhattan
B.B.Q.	Bureau of Buildings, Queens
B.B.R.	Bureau of Buildings, Richmond
B.B.Bx.	Bureau of Buildings, Bronx
T.H.D.	Tenement House Department

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 28, 1926, AT 2 P. M.

### Building Zone Cases.

496-26-BZ	APPLICANT—William F. Doyle, for The Debb Corp., owner.
	PREMISES—Southeast corner of Jerome avenue and Van Cortlandt avenue, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
503-26-BZ	APPLICANT—Hugh J. Sheeran, for New York Railway Corp., owner.
	PREMISES—1560-1564 Lexington avenue and 1311-Park avenue, Manhattan.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the alteration of an existing building and its maintenance as a garage for the storage of more than five (5) motor vehicles.
530-26-BZ	APPLICANT—Matthew W. Del Gaudio, for Edwin Branning, owner.
	PREMISES—1827 Sedgwick avenue, The Bronx.
	APPLICATION, under sections 7e and 21 of the building zone resolution.
	TO PERMIT in a business district the extension in height of an existing garage for the storage of more than five (5) motor vehicles.
544-26-BZ	APPLICANT—New York Telephone Company, owner.
	PREMISES—676-686 Fairview avenue and 1928-1944 Cavenue, Ridgewood, Borough of Queens.
	APPLICATION, under sections 7c and 7d of the building zone resolution.
	TO PERMIT the extension from a business district into residence district of an existing telephone exchange building.
549-26-BZ	APPLICANT—John DeHart, for Joseph Perlbiner, owner.
	PREMISES—1149-1151 Southern Boulevard, The Bronx.
	APPLICATION, under sections 7c and 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
552-26-BZ	APPLICANT—Matthew W. Del Gaudio, for John owner.
	PREMISES—2496 Belmont avenue, The Bronx.
	APPLICATION, under sections 7a and 21 of the building zone resolution,
	TO PERMIT in a residence district the extension of the story of an existing business building.
554-26-BZ	APPLICANT—John De Hart, for Eleanor L. owner.
	PREMISES—810-812 East 170th street, The Bronx.
	APPLICATION, under sections 7a, 7b and 7c of the building zone resolution,
	TO PERMIT in a residence district the extension of building occupied as a storage warehouse.



# CALENDAR

BZ  
 ICANT—Harry M. Peyser, for Charles Lippman, owner.  
 ISES—1255 East New York avenue, Brooklyn.  
 CATION, under section 21 of the building zone resolution,  
 ERMIT in a business district the erection and maintenance of an automobile repair shop.

BZ  
 CANT—Alfred J. Boulton, for Felice Mancaruso, owner.  
 SES—608-616 Union street, Brooklyn.  
 CATION, under sections 7c, 7e and 21 of the building zone resolution,  
 RMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

BZ  
 CANT—Edward P. Doyle, for Richbroson Hotel Co., Inc., lessee.  
 SES—2-4 West 72nd street, Manhattan.  
 CATION, under section 21 of the building zone resolution,  
 RMIT in a residence district the maintenance of the use of a portion of the basement of an existing building for business purposes.

SEPTEMBER 30, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 449-459 Seventh avenue, 153-167 West 34th street and 160-166 West 35th street, Manhattan.
- 212 West 14th street, Manhattan.
- 2-8 Rector street, 56-66 Trinity place and 91-101 Greenwich street, Manhattan.
- 220-222 West 49th street, Manhattan.
- 278-292 Locust avenue, The Bronx.
- 71 North 6th street, Brooklyn.
- 202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie st., Brooklyn.
- 171 Thompson avenue, L. I. City, Queens.
- 54-56 Dey street, Manhattan.
- 1584-1586 Fulton street, Brooklyn.
- 692 Broadway, Manhattan.
- 3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.
- 340 Hamilton street, L. I. City, Borough of Queens.
- 284 North 6th street, Brooklyn.
- 11-27 Ocean Parkway, Brooklyn.
- 437-453 East 56th st., Manhattan.

## *Building Zone Applications.*

IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, September 30, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

45-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district

extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 199-26-BZ—Application, July 27, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Greenberg, owner, to permit in an "F" area district, extending from a "C" area district, the erection and maintenance of a tenement house with the area of lot occupied, yard and courts designed as required by the Zone Resolution for a "C" area district (previously denied); premises southwest corner of Forest Parkway and Ruth place, Woodhaven, Borough of Queens.

CAL. NO. 453-26-BZ—Application, May 20, 1926, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Pasquale Fiore, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a factory building; premises 460-468 Southern Boulevard, The Bronx.

CAL. NO. 664-26-BZ—Application, July 30, 1926, under section 7c of the building zone resolution, of Rouse and Goldstone, architects, on behalf of A. B.-28 East 52nd Street Corp., owner, to permit the extension from a business district into a residence district of a proposed business building; premises 28 East 52nd street, Manhattan.

CAL. NO. 675-26-BZ—Application, July 31, 1926, under sections 7e and 7e of the building zone resolution, of Weinberger and Weishoff, Inc., applicant, on behalf of 4172 Broadway Corp., Inc., owner, to permit partly in a residence district and partly in a business district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles; premises 4172 Broadway, southeast corner of West 177th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 30, 1926, 2 P. M.

## *Petitions for Variations.*

- 365-26-S—21-23 Bleecker street, Manhattan.
- 497-26-S—34 East 30th street, Manhattan.
- 500-26-S—440 Fulton street, Brooklyn.
- 501-26-S—130 West 45th street, Manhattan.
- 281-26-S—22-26 Tenth avenue, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 511-26-S—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.



# CALENDAR

523-26-S—347 East 102nd street and 1981-1985 First avenue, Manhattan.

252-26-S—511-513 West 51st street, Manhattan.

## *Appliances Submitted for Approval*

534-26-SA—Socony Industrial Type "A" Burner, approval of.

560-26-SA—Franklin Domestic Oil Burner, approval of.

443-26-SA—American Anti-Syphon Fuel Oil Valve, approval of.

FRIDAY, OCTOBER 1, 1926, 10 A. M.

## SPECIAL MEETING.

### *Rules.*

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

CALL OF CLERK'S CALENDAR  
TUESDAY, OCTOBER 5, 1926, AT 2 P. M.

### *Building Zone Cases*

460-26-BZ.

APPLICANT—Eugene De Rosa, for C. B. M. Realty Corp., owner.

PREMISES—Northeast corner of Fifth avenue and 50th street, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a theatre and business building.

587-26-BZ.

APPLICANT—Keepland Development Corp., owner.

PREMISES—941-949 Washington avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence use district the erection of a building to be occupied for business (stores).

624-26-BZ.

APPLICANT—John DeHart, for H. L. Corp., owner.

PREMISES—Southwest corner of Nassau boulevard and Kissena boulevard, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

392-26-BZ.

APPLICANT—John J. Gilmartin, for N. Green, owner.

PREMISES—301-303 Freeman avenue, L. I. City, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

535-26-BZ.

APPLICANT—Carl Sherman, for Bogild Builders, Inc., owner.

PREMISES—East side of Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

OCTOBER 5, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

400-26-A—130-136 West 124th street, Manhattan.

359-26-A—34 35th street, Brooklyn.

584-26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.

15-26-A—80-82 Greene street, Manhattan.

408-26-A—330-338 East 44th street, Manhattan.

420-26-A—538 East 178th street, The Bronx.

510-26-A—229 Bowery, Manhattan.

536-26-A—1022 East 178th street, The Bronx.

547-26-A—102-106 East 15th street, Manhattan.

548-26-A—47 Ann street, Manhattan.

551-26-A—1295-1307 Broadway, Brooklyn.

553-26-A—7-11 West 45th street, Manhattan.

564-26-A—211-221 128th street, College Point, Borough of Queens.

567-26-A—364 Manhattan avenue, Brooklyn.

570-26-A—88 Jackson avenue, Jackson Heights, Borough of Queens.

572-26-A—706 East 227th street, The Bronx.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

582-26-A—80-88 Lexington avenue, Manhattan.

585-26-A—South side of 50th street, 223 ft. east of Avenue C, Brooklyn.

590-26-A—113 3rd avenue, College Point, Borough of Queens.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of appeals and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, October 5, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Laundry, Inc., owner, to permit in a residence district the maintenance of a poultry slaughterhouse on premises 206-208 East 29th street, Manhattan.

CAL. NO. 399-26-BZ—Application, May 7, 1926, under section 7a of the building zone resolution, of Abraham Farber, architect, on behalf of Mrs. Bessie Sollar, owner, to permit in a residence district the erection and extension of a building for store purposes on the first premises 519 Saratoga avenue, Manhattan.

WILLIAM E. WALSH, Chairman.

OCTOBER 5, 1926, 2 P. M.

### *Petitions for Variations.*

434-26-S—1013 East Tremont avenue, The Bronx.



# CALENDAR

26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

26-S—36 East 8th street, Manhattan.

26-S—207 Centre street, Manhattan.

26-S—16-24 West 47th street, Manhattan.

26-S—302 Thompson avenue, L. I. City, Borough of Queens.

26-S—53 West 19th street, Manhattan.

26-S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

26-S—36 West 44th street, Manhattan.

26-S—13-15-17-19 West 47th street, Manhattan.

26-S—16 East 53rd street, Manhattan.

26-S—191 Mercer street, Manhattan.

26-S—41-43 John street, Manhattan.

26-S—202-220 Meserole avenue, 59-61 Moultrie street and 96-100 Jewell street, Brooklyn.

6-S—84 Broadway, West New Brighton, Richmond.

6-S—28-30 East 4th street, Manhattan.

6-S—156-160 West 28th street and 307-309 7th avenue, Manhattan.

6-S—243 Fifth avenue, Manhattan.

6-S—38-42 East 32nd street, Manhattan.

## *Appliances Submitted for Approval.*

6-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.

6-SA—Johnson Automatic Oil Burner, approval of.

6-SA—Protectoseal Cover, approval of.

6-SA—Lassen Quintuple Fuel Oil Burner, approval of.

6-SA—Summerheat Oil Burner, approval of.

6-SA—Baldwin Aerifactor Oil Burner, approval of.

## OCTOBER 13, 1926, 10 A. M.

### *Appeals from Administrative Orders*

A—28 Kingston road, Jamaica, Borough of Queens.

A—1 West 6th street, Coney Island, Brooklyn.

A—318 East 48th street, Manhattan.

A—90-94 Grand street, Manhattan.

A—Northwest corner of Kingsland avenue and Luydig place, Corona, Borough of Queens.

A—591 Broadway, Manhattan.

A—4570-4582 3rd avenue, The Bronx.

A—671-689 Bergen street, Brooklyn.

A—2941-2947 Atlantic avenue, Brooklyn.

A—1027 Fifth avenue, Manhattan.

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, October 13, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

478-26-BZ—Application, May 26, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Baker, Evans and Co., Inc., owner, to permit in a residence district the change of occupancy of a building, from a conforming use to business use on the first story; premises 102 East 40th street, Manhattan.

CAL. NO. 517-26-BZ—Application, June 7, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Fortieth Street and Park Avenue, Inc., owner, to permit in a residence district the erection and maintenance of a building to be used for offices; premises 90-98 Park avenue and 38-40 East 40th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 13, 1926, 2 P. M.

### *Petitions for Variations*

592-26-S—386-388 West Broadway, Manhattan.

594-26-S—247-251 West 35th street, Manhattan.

610-26-S—1351-1365 Broadway, Manhattan.

612-26-S—333 7th avenue, Manhattan.

622-26-S—249-251 West 29th street, Manhattan.

623-26-S—252-254 West 30th street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

619-26-S—2101 Flushing avenue, Maspeth, Borough of Queens.

235-26-S—228 East 51st street, Manhattan.

## OCTOBER 19, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

373-26-A—229-239 Kniekerbocker avenue, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

502-26-A—141-145 Wooster street, Manhattan.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 19, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 19, 1926, 2 P. M.

### *Rules.*

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## OCTOBER 26, 1926, 10 A. M.

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 26, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on be-



# CALENDAR

OCTOBER 26, 1926, 2 P. M.

## Petitions for Variations.

half of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

WILLIAM E. WALSH, *Chairman.*

422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
 489-26-S—208-212 West 30th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, SEPTEMBER 21, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the Board, held on Tuesday morning, September 14, 1926, the minutes of the regular meeting of the Board, held Tuesday afternoon, September 14, 1926, and the minutes of the special meeting of the Board, held on Friday morning, September 17, 1926, were approved as printed in the Bulletin, No. 38, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

373-26-A.

APPELLANT—Bernard Herzbaum, for Starnic Realty Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner.  
 PREMISES AFFECTED—229-239 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 10 a. m., on written request.

169-26-A.

APPELLANT—Philip J. Sinnott, for Servel Corporation, lessee.

SUBJECT—Application for reopening—reconsideration—appeal from order of the fire commissioner.

PREMISES AFFECTED—607-611 West 47th street, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at a. m., on request of appellant.

474-26-A.

APPELLANT—W. G. Fitzgerald, for American Druggists Syndicate, owner.

SUBJECT—Appeal from orders of the fire commissioner.  
 PREMISES AFFECTED—231-239 Borden avenue, L.I. City, Borough of Queens.

APPEARANCES—

For Appellant: W. G. Fitzgerald.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 10 a. m., on request of appellant.

502-26-A.

APPELLANT—Samuel Rosenblum, for Chisholm Realty Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.  
 PREMISES AFFECTED—141-145 Wooster street, Manhattan.

APPEARANCES—

For Appellant: Louis E. Felix, Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 10 a. m., on request of appellant's attorney.

1254-25-A.

APPELLANT—Standard Oil Company of New Jersey.

SUBJECT—Appeal from decision of the fire commissioner re certificate of approval for combustible material "Flit".

APPEARANCES—

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to December 28, 1926, at 10 a. m., pending action by Board of Aldermen.

499-26-A.

APPELLANT—James W. Byrnes, for Wm. Henne Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.  
 PREMISES AFFECTED—957-971 Kent avenue, Brooklyn.

APPEARANCES—

For Appellant: James W. Byrnes.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn; order rescinded in fire department.



# MINUTES

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

26-A.

APPELLANT—David E. Kenendy, Inc., for 253-263 West  
72nd Street Corporation, owner.

SUBJECT—Appeal from decision of the superintendent of  
buildings.

PREMISES AFFECTED—253-263 West 72nd street, Man-  
hattan.

## APPEARANCES—

For Appellant: George L. Donnellan and David E.  
Kennedy.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(576-26-A)

WHEREAS, David E. Kennedy, Inc., for 253-263 West  
Street Corp., owner, filed, June 24, 1926, an appeal from  
decision of the superintendent of buildings, affecting prem-  
ises 253-263 West 72nd street, Borough of Manhattan;

WHEREAS, the decision of the superintendent of buildings,  
dated June 9, 1926, reads:

"Replying to your letter of June 8, 1926, submitting  
sample of cork tile with request for approval of this  
material for general use for floor covering in buildings  
more than 150 feet high, you are advised that inasmuch  
as the Building Code requires the use of incombustible  
material for floor finish and trim in buildings of this  
height, your request for approval cannot be granted.";

WHEREAS, the building is fireproof, 22 stories (230 ft.  
in height, 125 ft. by 91 ft. in area; future occupancy:  
about 24 rooms on a story; and

WHEREAS, the appellant proposes to cover the floors of  
with 1/4 in. cork tile flooring; and has filed plans  
showing the cork tile on floors of all rooms except closets,  
bath rooms, also all public stairways and corridors;

WHEREAS, after making severe tests on the proposed cork  
tile the appellant contends that the use of cork tile flooring  
is a violation of the building code when laid in enclosed  
rooms; that it is not as combustible as linoleum,  
carpets or rugs in general use.

Resolved, that the decision of the superintendent of build-  
ings be and it hereby is *modified*, and the appeal be and it  
hereby is *granted on condition* that this proposed flooring  
material may be used in all rooms, other than the public cor-  
ridors, closets, pantries and stairhalls, additional to any and  
all construction, finish and surfacing required by the build-  
ing code; that all rooms shall be separated by partitions of  
fireproof construction, any openings therein to be  
closed with fireproof doors; and that all entrances to the  
rooms from the public corridors shall be equipped with  
closing, fireproof doors.

A.

APPELLANT—John J. Gilmartin, for Tremont Plumbing  
Supply Company, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1887 Bathgate avenue, The  
Bronx.

## APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(428-26-A)

WHEREAS, John J. Gilmartin, for Tremont Plumbing  
Supply Co., owner, filed, May 17, 1926, an appeal from an  
order of the fire commissioner affecting premises 1887 Bath-  
gate avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated  
December 29, 1925, Order No. 88456-F, reads:

"1. Install a standpipe system with risers 4" in  
diameter tested to withstand a pressure of 300 lbs. per  
square inch, extending from cellar to roof, with neces-  
sary check valves and 2 1/2 inch regulation Fire De-  
partment outlets on each story (including basements,  
cellars and roofs), placed within main stairway en-  
closure.";

and

WHEREAS, the building is non-fireproof, 2 stories (42 ft.)  
in height, 108 ft. by 129 ft. (approximately 13,000 sq. ft.) in  
area; OCCUPIED: 1st story, offices, shipping and stock  
room for plumbing supplies, 5 persons; 2nd story, stock-  
room for plumbing supplies, 1 person; and

WHEREAS, appellant contends that there are two large  
doors on the front of the building which make it readily  
accessible to the fire department; that the contents of the  
building—pipes, metal fixtures, bath tubs, etc.—are non-  
combustible and offer no fire hazard.

Resolved, that the order of the fire commissioner be and  
it hereby is *modified*, and the appeal be and it hereby is  
*granted on condition* that the building shall not be increased  
in height or area; and so long as the use and occupancy  
be restricted to the operation and storage of plumbers' sup-  
plies; and that such water pails and approved fire extin-  
guishers as may be ordered by the fire commissioner shall be  
installed and maintained.

436-26-A.

APPELLANT—Croker National Fire Prevention En-  
gineering Company, for Woman's Hospital of the  
State of New York, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—420-444 West 110th street and  
115-143 West 109th street, Manhattan.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(436-26-A)

WHEREAS, Croker National Fire Prevention Engineering  
Co., for Women's Hospital of the State of New York,  
owner, filed, May 18, 1926, an appeal from an order of the



# MINUTES

fire commissioner, affecting premises 420-444 West 110th street and 115-143 West 109th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, Order No. 86238-F, dated November 13, 1925, reads:

"1. Arrange the house water supply pipes so that same will connect with the tanks on the outside thereof, allowing 3,500 gallons for standpipe system and raise said tanks to 20 ft. above the outlets on the highest story, or provide a separate tank on roof of at least 3,500 gallons capacity for standpipe system, said tank to be elevated so that the bottoms will be not less than 20 ft. above the outlets on highest story;"

and

WHEREAS, the building is fireproof, 7 stories and basement (112 ft. 6 in.) in height, 244 ft. 2 in. by 48 ft. and 100 ft., irregular in depth (about 15,300 sq. ft. in area); OCCUPIED as a hospital for women: basement, machine shop, engine room and clinic, 35 persons; 1st story, offices and clinic, 25 persons; 2nd story, private rooms and wards, 51 persons; 3rd story, private rooms and nursery, 45 persons; 4th story, private rooms and wards, 85 persons; 5th story, wards and nurseries, 109 persons; 6th story, operating rooms, kitchen and dining rooms, 15 persons; 7th story, living rooms and sewing rooms, 24 persons; and

WHEREAS, the appellant claims that the building is provided with a standpipe system connected with two street water mains (one in 109th street, the other in 110th street); that each street main is fed both ways; that the water pressure in the street maintains a minimum pressure of 30 lbs. at the highest outlet; that four gravity tanks are provided in the attic, having a total capacity of 5,200 gallons and located 8 ft. above the highest outlet in the 7th story; that a Buffalo fire pump, also a Worthington Duplex steam pump, suctioning from a reserve tank of 1,300 gallons are located in the cellar, connected with the standpipe system; and

WHEREAS, the appellant proposes to divide the water supply by using two 1,300-gallon tanks now in the attic solely for the standpipe system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that two or more of existing 1,300-gallon tanks shall be cross-connected and maintained separately and independently for the standpipe system and that any house supply connection shall be separated from the standpipe system; and that the system otherwise shall comply with the standpipe requirements in all respects.

439-26-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for Port Morris Industrial Terminal Company, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—278-292 Locust avenue, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(439-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Port Morris Industrial Terminal Co., owner, filed, May 18, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 278-292 Locust avenue, west building, Borough of Bronx; and

WHEREAS, the order of the fire commissioner, dated December 29, 1925, reads (Order No. 87948-F):

"1. Install a standpipe system with risers 4 inches in diameter in West Building tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, 2 stories (33 ft. 0 in.) in height, 113 ft. by 100 ft., 11,300 sq. ft. in area; OCCUPIED: 1st story, assembling automobile bodies, persons; 2nd story, storage of automobile bodies; and

WHEREAS, the appellant contends that the building is open on the north and south sides consisting of 50 per cent. glass; that there are doors along the entire depth of the building; that there are five fire hydrants located directly opposite these premises on Locust avenue also a city fire alarm box; that the inside area of the building is 10,878 sq. ft.; that the building has been used the same as at present since 1918; also that the occupancy is very small.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that there shall be no inflammable or volatile oils stored or maintained on the premises; that suitable fire pails or approved fire extinguishers as required by the fire commissioner shall be installed and maintained; and *granted* so long as the premises shall be restricted and limited to its present use and occupancy.

465-26-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for Keystone Varnish Company, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—71-79 Otsego street, Brooklyn. APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

Negative .....

Absent .....

THE RESOLUTION:

(465-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Keystone Varnish Co., owner, filed, May 24, 1926, an appeal from an order of the fire commissioner affecting premises 71-79 Otsego street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 8, 1926, Order No. 92866-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the premises consists of ten attached fireproof and non-fireproof brick buildings, one and two stories in height, 175 ft. by 200 ft. over all, connecting doorways provided with fireproof, self-closing and automatic sliding doors; 4,000 sq. ft. being the largest single floor area; there are no connecting doorways at 2nd story of the four town-story buildings A, B, C and D; OCCUPIED, collectively



# MINUTES

the manufacture of paint, varnish, enamel, etc.; 1st story, 37 persons; 2nd story, 33 persons; and WHEREAS, the appellant contends that the plant is provided with a standpipe system having a 3-inch connection to water main in Sigourney street, two 2-inch outlets in 50 ft. of hose at each outlet, placed on the outside engine room and in the northwest corner of melting tank; that the building faces three streets with a city fire hydrant on each street front; furthermore, there are fire extinguishers, water and sand pails distributed throughout premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* on condition that the present 3-inch system shall be extended throughout the premises in accordance with the standpipe system of the board of standards and appeals; that the present premises as now subdivided shall remain substantially unchanged; that the buildings shall be not increased in height or area unless complying with the law in force; and that the order shall be complied with in all other respects.

6-A.  
APPELLANT—Croker National Fire Prevention Engineering Company, for Benjamin Karp, owner.  
SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—85-87 Varet street, Brooklyn.  
APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(468-26-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Benjamin Karp, owner, filed, May 24, 1926, an appeal from an order of the fire commissioner affecting premises 85-87 Varet street, Borough of Brooklyn; and WHEREAS, the order of the fire commissioner (no date) No. 89985-F) reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story, which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof line at east, west and north sides of building, or other approved protection."

WHEREAS, the building is non-fireproof, 5 stories in height, 30 ft. in by 88 ft. 6 in. in area; OCCUPIED as a tenant: 1st story, store; 2nd story, underwear, 45 persons; 3rd story, underwear, 21 persons; 4th story, awnings, 32 persons; 5th story, vests and cloaks, 44 persons; and

WHEREAS, the drawing filed with the case show that all premises above the 1st story on the north, east and west sides of building are affected by fire department order No. 89985-F; and

WHEREAS, the appellant proposes to protect all windows from stairhall and overlooking the roof of adjoining building at east, all windows opening from the front of the building and overlooking the roof of the building extension adjoining at west; and also to provide self-closing windows along the course of rear fire

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* on condition that the present 3-inch system shall be extended throughout the premises in accordance with the standpipe system of the board of standards and appeals; that the present premises as now subdivided shall remain substantially unchanged; that the buildings shall be not increased in height or area unless complying with the law in force; and that the order shall be complied with in all other respects.

the line of stairs, corridors or shafts, are concerned on condition that the order shall be complied with in all other respects.

396-26-A.

APPELLANT—Otto Sichel, owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—119-121 Bleecker street, Manhattan.

APPEARANCES—

For Appellant: William L. Berk.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT:

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Absent ..... 0

THE RESOLUTION:

(396-26-A)

WHEREAS, Otto Sichel, owner, filed, May 6, 1926, an appeal from an order of the fire commissioner affecting premises 119-121 Bleecker street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 31, 1925, Order No. 38461-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, 7 stories (88 ft. 0 in.) in height, 50 ft. by 72 ft. 4 in., (3,615 sq. ft.) in area; OCCUPIED: 1st story, manufacture of conduit, 20 persons; 2nd story, manufacture of flowers, 26 persons; 3rd story, manufacture of flowers, 27 persons; 4th story, manufacture of hats, 19 persons; 5th story, vacant; 6th story, manufacture of leather goods, 15 persons; 7th story, manufacture of canvas, 20 persons; and

WHEREAS, the appellant contends that the building is equipped with a fire alarm system; that there is an existing pipe line from 1st story to top story with an outlet on each story provided with 2-inch hose; that there is a water tank on the roof; that the exits are adequate; that the height of the building is only 3 ft. in excess of the height which does not require the installation of standpipes.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

896-25-A.

APPELLANT—Croker National Fire Prevention Engineering Company, for William Wrigley, Jr., Co., owner.

SUBJECT—Appeal from orders of the fire commissioner.  
PREMISES AFFECTED—1389 Metropolitan avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0



# MINUTES

## THE RESOLUTION:

(896-25-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for William Wrigley, Jr., Co., owner, filed, September 3, 1925, an appeal from orders of the fire commissioner affecting premises 1389 Metropolitan avenue, Maspeth, Borough of Queens; and

WHEREAS, the orders of the fire commissioner, dated August 13, 1925, read:

Order No. 83448-F, affecting Buildings A-1, A-3 and B-1:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. \* \* \*

Order No. 83449-F, affecting Buildings T and U:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. \* \* \*

Order No. 83450-F, affecting Buildings T and U:

"1. Install an automatic dry pipe sprinkler system throughout both buildings, used for the storage and manufacture of paper boxes, having at least one source of water supply, arranged and equipped as provided in the Rules for Fire Extinguishing Appliances adopted by the Board of Standards and Appeals May 24th, 1917, as amended May 2nd, 1918, and January 21st, 1919, effective February 17th, 1919."

and

WHEREAS, the premises consists of a large plot of ground, containing several one-story, non-fireproof buildings, designated as A-1, A-3, B-1, T and U, covering 9,514, 7,728, 13,280, 20,000 and 10,440 sq. ft. in area, respectively; buildings T and U are connected by doorways, the other three located in a separate group are also connected by doorways; OCCUPIED, collectively, for the manufacture of chewing gum: A-1, storage, 10 persons; A-3, wrapping, 35 persons; B-1, mixing, 15 persons; T, storage, 3 persons; U, manufacture of paper boxes, 35 persons; and

WHEREAS, the appellant claims that all these buildings are one story in height; that buildings A-1 and A-3 are of fireproof construction; that the buildings are accessible from more than one side; that there are standard fire hydrants on the premises; that the openings between buildings T and U are provided with single fire doors.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal as to Orders Nos. 83448 and 83449 be and it hereby is *granted on condition* that the standpipe system shall be supplied by means of 4-inch line connected to 6-inch underground header system and shall conform in all other respects to the rules of the board of standards and appeals; the appeal as to Order No. 83450 be and it hereby is *granted on condition* that the standpipe equipment as stipulated in foregoing action shall be installed; and that the paper box manufacturing shall be discontinued within thirty days from the date of this action.

404-26-A.

APPELLANT—Croker National Fire Prevention Engineering Company for 507-511 West 26th Street Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—507-511 West 26th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT:

Affirmative .....

Negative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle and Chief Kenlon .....

Absent .....

THE RESOLUTION:

(404-26-A)

WHEREAS, Cohen and Siegel, for 507-511 West 26th Street Co., owner, filed, May 10, 1926, an appeal from an order of the fire commissioner affecting premises 507-511 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 5, 1926, Order No. 93423-F, reads:

"1. Provide a separate and distinct system of *AUTOMATIC SPRINKLERS* throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances accepted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the building is fireproof, 6 stories (68 ft. in height, 67 ft. 9¾ in., by 98 ft. 9 in. in area at 1st story and 67 ft. 9¾ in., by 92 ft. in area above; OCCUPIED, cellar, storage of oil; 1st story, shipping, 2 persons; 2nd story, manufacture of steel cabinets, 4 persons; 3rd and 4th stories, manufacture of furniture, 5 persons on each story; 5th and 6th stories, storage of woolen rags, 3 persons on each story.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

491-26-A.

APPELLANT—Samuel Rosenblum, for J. Michaels, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—182-190 Smith street and 328 Warren street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum and C. Michaels.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT:

Affirmative: Commissioner Guilfoyle .....

Negative: Chairman Walsh, Commissioner Connell and Holland and Chief Kenlon.

Absent .....

THE RESOLUTION:

(491-26-A)

WHEREAS, Samuel Rosenblum, for J. Michaels, owner, filed, June 1, 1926, an appeal from an order of the fire commissioner affecting premises 182-190 Smith street and 328 Warren street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 5, 1926, Order No. 95158-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the premises consists of a group of one-story fireproof buildings used for furniture display, sale, and in part for cabinet making, 182-190 Smith street and 326-328 Warren street being 4 stories in height and by 100 ft. in area; No. 324 Warren street being 3 stories in height and by 100 ft. in area;



# MINUTES

eight and 25 ft. by 100 ft. in area; Nos. 320-322 Warren street being one story in height and 46 ft. by 100 ft. in area; No. 318 Warren street being one story in height and 46 ft. by 100 ft. in area; a total area of approximately 100 sq. ft.; and

WHEREAS, appellant contends that 318 Warren street is fully separated from the rest of the buildings by an unbroken brick wall and should not be included in the order; that each building is separated from the other buildings by double walls and the openings therein are protected by double roof, self-closing doors and that throughout the premises there are distributed chemical fire extinguishers, water buckets and water buckets.

Resolved, that the order of the fire commissioner be and it is hereby affirmed, and the appeal be and it hereby is denied.

106-A.

APPELLANT—Louis Bossert & Sons, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1325 Grand street, Brooklyn.

APPEARANCES—

For Appellant: John Bossert and J. S. Davis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	5
Absent	0

THE RESOLUTION:

(498-26-A)

WHEREAS, Louis Bossert & Sons, Inc., for Estate of Louis Bossert, owner, filed, June 2, 1926, an appeal from an order of the fire commissioner affecting premises No. 1325 Grand street (Grand street and Newtown Creek), Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 28, 1926, Order No. 52675-F, reads:

"1. Provide a monitor nozzle in center of yard to be provided with fire pump, etc.

"2. Provide fire hydrant for every 20,000 square feet with hose equipment and not more than 250' between hydrants, etc.";

WHEREAS, the premises consist of a plot of ground having a frontage of 966 ft. on Grand street and a depth of 100 ft.; (fronting also on Newtown Creek and English street) upon which is located the lumber yard and mills of Louis Bossert & Sons, Inc.; consisting of several brick buildings and planing mills, an office, garage and also lumber piles; and

WHEREAS, appellant contends that all parts of the yard are available to the fire department; that the lumber is piled with plenty of aisle space—in the center of the yard there is a 50-ft. wide driveway; that the main buildings are protected by a sprinkler system; that throughout the premises there are several fire line outlets designated by large red circles; that 50 fire alarm boxes (15 being direct alarm boxes and 35 being headquarters) are distributed throughout the yard and that on the Grand street front there are city fire hydrants all along the entire plant.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is denied on condition that fire casks, each equipped with not less than six (6) water buckets shall be provided and installed at both ends of each gangway throughout the yard, and that the casks to be painted red and marked "FIRE" and to be protected from freezing in the winter; that a portable 40-lb. approved fire extinguisher shall be installed in each north and south gangway, located approximately in the

centre of each gangway—not less than three (3) such extinguishers to be installed, properly housed; and granted so long as conditions otherwise remain unchanged.

## BUILDING ZONE CASES.

108-26-BZ.

APPLICANT—Eugene De Rosa, for Emerdyke Realty Corporation, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre building.

PREMISES AFFECTED—4915-4923 Broadway, Manhattan.

APPEARANCES—

For Applicant: Thomas F. Garrity and Eugene de Rosa.

For Opposition: Mr. Kashner, Mrs. M. C. Barrington and others.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., on request of applicant's representative, consent of other side.

901-25-BZ.

APPLICANT—McCooley and Conroy for Hyman Morgenthaun, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sec. 7g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1305-1309 Gates avenue, Brooklyn.

APPEARANCES—

For Applicant: Murray Riskin.

For Opposition: Stella Hickman.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle

Negative

Absent: Chief Kenlon

244-26-BZ.

APPLICANT—Edward L. Larkin, for Rexburg Realty Corporation, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 7g of the building zone resolution, to permit in a residence district the erection and maintenance of a store and theatre building.

PREMISES AFFECTED—285 East 170th street, The Bronx.

APPEARANCES—

For Applicant: John A. Larkin.

For Opposition—None.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon

Negative

Absent

THE RESOLUTION:

(244-26-BZ)

WHEREAS, Edward L. Larkin, for Rexburg Realty Corp., owner, filed, March 22, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a store and theatre building, premises 285 East 170th street, Manhattan; and



# MINUTES

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 170th street is in a business district, College avenue is in a residence district and Morris avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 20, 1926 (N. B. 1792-23) reads:

"1. Erection of proposed theatre building in a business district, extending into a residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 2 stories in height, with a frontage of 185 ft. 0 in. and a depth of 185 ft. 6 in. and 194 ft. 7 in., irregular, to be occupied as stores and theatre building; and

WHEREAS, the applicant has filed 96 per cent. of consents of an area usually common to the application of section 7g, indicating consent of substantially all the property owners in interest within such area, and there being no objectors,

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the rear northerly wall be finished in light colored face brick; that there be no signs of any nature or description or advertising display maintained or exposed within the residence use area district; that there be no roof signs erected within 50 ft. of the residence use district line; that the exterior of the building on all street fronts shall be finished with face brick and architectural terra cotta or stone trimmings; that all permits required by law for the erection of the building, in accordance with the building code and other laws now in force, shall be obtained within nine months and the building completed within eighteen months from the date of this action.

441-26-BZ.

APPLICANT—Morris Whinston, for Owen Realty Co., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5060-74 Broadway and 4036-50 Tenth avenue, Manhattan.

APPEARANCES—

For Applicant: Morris Whinston and E. M. Hass.  
For Opposition: Thomas Dwyer, C. Rothmell, Samuel Burke, and others.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative: Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION:

(441-26-BZ)

WHEREAS, Morris Whinston, for Owen Realty Co., owner, filed, March 19, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 5060-5074 Broadway and 4036-4050 Tenth avenue, 215th to 216th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-

ing zone resolution show that Broadway, Tenth avenue and 215th and 216th streets are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 19, 1926, re N. B. 519-1925, which reads:

"3. Proposed garage in a business district is contrary to Sec. 4, Art. II of the Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story and cellar in height, with a frontage of 159 ft. 9½ in. and 154 ft. 2 in. and a depth of 97 ft. 9½ in. and 55 ft. 9¼ in. to be occupied as stores and garage and

WHEREAS, the board of estimate recommended the consideration of this matter by this board when an application was addressed to that board for a change of district designation; and

WHEREAS, the board deemed applicant entitled to relief and that it would entail practical difficulties and unnecessary hardship to require compliance with the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals do hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that structure for mixed occupancy be permitted, not to exceed one story in height above grade; that variation of the zoning law be granted only so far as it affects the basement story below grade; that the remainder of the structure upon this site be restricted and limited to conforming use of a business district; that any vehicular entrance to the garage shall be restricted and limited to the Tenth avenue front of the property; that the floor construction of the first floor immediately above garage shall be fireproof throughout; that the garage area shall be ventilated direct to the open air by windows above grade on the Tenth avenue front; that the first story throughout and the Broadway front shall be restricted to conforming business use occupancy; that there shall be no garage sign erected maintained other than on the Tenth avenue front; that there shall be no gasoline storage equipment installed within the confines of this structure; that the exterior facing of the building on the four street fronts, other than the show windows of the stores, shall be of face brick, with architectural terra cotta or stone trimmings; that the garage portion of these premises shall be equipped with a one-source approved sprinkler system; that a return drawing shall be made to the board, in accordance with the conditions imposed, for approval, before submitting same to the superintendent of buildings for acceptance; and

*Resolved*, further, that all permits necessary for the prosecution of the work shall be obtained within 6 months and the work completed within one year from the date of this action.

240-26-BZ.

APPLICANT—A. J. Simberg, for Anna Shulman, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store purposes.

PREMISES AFFECTED—1661 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: Phillip J. Sinnott.  
For Opposition—None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	
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# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(240-26-BZ)

WHEREAS, A. J. Simberg, for Anna Shulman, owner, filed, October 20, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for store purposes; premises 1661 Nicholas avenue, Manhattan; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, September 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Nicholas avenue is in a residential district; Fairview avenue is in a residence district; George avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 10, 1926 (N. B. 97-26) reads:

"1. The location of a business building partly in a residential district is prohibited by the Zoning Laws."

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 153 ft. and a depth of 12 ft. 6 in. and 14 ft. 6 in., irregular, occupied as a building for store purposes; and

WHEREAS, the board deemed that applicant was entitled to and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict provisions of the building zone resolution.

*Resolved*, that the board of standards and appeals does *make a variation* in the application of the use district provisions of the building zone resolution and that the application be and it hereby is *granted*, only so far as it affects the first story or street level of that portion of the plot of the residence area, *on condition* that not less than a one-story building be erected within the residence area of the plot, the first story of which only shall be used for mercantile stores or business use, and the second story to be restricted to conforming dwelling use; that any advertising display shall be confined to the show windows of the store fronts; that all permits necessary for prosecution of the work shall be obtained within ninety days and the building completed within one year from the date of this action; and that a return drawing be made to this board for approval before submitting the same to the superintendent of buildings.

BZ.

CANT—William F. Doyle, for Estate of John Cullen, owner; Florence M. Reilly, executrix.

CT—Application for reopening—modification of resolution—re: decision of the superintendent of buildings, under section 7c of the building zone resolution, to permit partly in an unrestricted district and partly in a business district the erection and maintenance of a garage for more than five (5) motor vehicles.

SES AFFECTED—331-335 East 107th street, 324-328 East 108th street, and 2099-2103 First avenue, Manhattan.

RANCES—

For Applicant: William F. Doyle.

For Opposition—None.

NO OF BOARD—Application reopened and resolution modified.

NOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(1268-22-BZ)

WHEREAS, Philip J. Sinnott, attorney for Estate of John Cullen, Florence M. Reilly, executrix, owner, filed, October 26, 1922, an application, under the building zone resolution, to permit in an unrestricted district and partly in a business district the erection and maintenance of a garage for more than five motor vehicles; premises 331-335 East 107th street, 324-348 East 108th street, 2099-2103 First avenue, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, December 19, 1922, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that First avenue is an unrestricted district and 107th and 108th streets are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 9, 1922, in acting on N. B. App. No. 154-22, reads:

"This amendment is disapproved with objection Nos. 1 and 2 repeated:

"1. Inasmuch as the premises are located partly in a business district, the erection of a building for use of occupancy as a public garage is prohibited by the Building Zone Resolution, Art. 2, Sec. 4. A public school is located on the same street between the same intersecting streets, therefore a garage is also prohibited by Section 20, Rules and Regulations of the Board of Standards and Appeals, Art. 5, Reconsideration denied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 200 ft. on 108th street and 75 ft. on 107th street, 100 ft. 11 in. on First avenue and a depth of 200 ft.; to be occupied as a garage for more than five motor vehicles with stores on First avenue front; and

WHEREAS, there existed on the street between the intersecting streets on July 25, 1916, a stable for more than five horses and the board deemed that the school on 108th street would not be affected, in that there would be no entrance or exit to the garage on 108th street; and

WHEREAS, this application was granted by the board at its meeting, December 19, 1922, on certain conditions, which were modified as to time October 2, 1923, and applicant's representative now requests a modification as to fireproofing and area; and

WHEREAS, under date of October 2, 1923, the board of appeals adopted the following resolution.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the garage structure be limited to a one-story building not exceeding a frontage of 75 ft. on 107th street and 100 ft. on 108th street; that the building shall be equipped with an approved one-source sprinkler system with 4 in. street main connections; that there be no openings, other than windows on 108th street, the sills to be not less than 6 ft. above the sidewalk level; and an emergency fire exit 3 ft. 8 in. wide by 7 ft. in height; that the rear and gable walls shall be unpierced throughout their entire height and length; that the front elevations on 108th street, 107th street and First avenue be finished in face brick, with architectural terra cotta or stone trimmings; that there shall be not more than two vehicular entrances on 107th street, not to exceed 11 ft. in width;

*Resolved, further*, that any permits necessary for the prosecution of the work shall be obtained within nine



# MINUTES

months and the work completed within eighteen months from the date of this action.”;

and

WHEREAS, applicant through his agent, Wm. F. Doyle, now requests a modification of this resolution to include in the area of building a triangular plot 75 ft. by 45 ft. by 8 ft. irregular.

Resolved, that the board of standards and appeals does hereby modify the foregoing resolution to include said plot on condition that the occupancy of this portion of the structure be restricted from live motor vehicle storage or use.

452-24-BZ.

APPLICANT—Thomas J. McGlone, for B. Salazzo, owner.  
SUBJECT—Application for reopening—extension of permit (re: application of order of the fire commissioner), to permit in a residence district the maintenance of a garage for the storage of four (4) pleasure motor vehicles, three (3) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—58-60 Norwood avenue, Brooklyn.

APPEARANCES—

For Applicant: Thomas J. McGlone.  
For Opposition—None.

ACTION OF BOARD—Application reopened and extension of permit granted on original conditions.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(452-24-BZ)

WHEREAS, Andrew Biagini, for B. Salazzo, owner, filed, March 28, 1924, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four pleasure motor vehicles, three spaces rented to persons not residing on the premises; premises 58-60 Norwood avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, July 1, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Norwood avenue and Etna street are residence districts and Ridgewood avenue is a business district; and

WHEREAS, the order of the fire commissioner, dated March 20, 1924, reads:

“2. Discontinue the maintenance of a garage in which are kept motor vehicles that are subject to charges for storage.”;

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 40 ft. and a depth of 20 ft.; occupied as a garage for four pleasure motor vehicles, space for three of which is rented to persons not residing on the premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 92 per cent. of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board of appeals at its meeting, July 1, 1924, the board adopting the following resolution:

“Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a period of two years from the date of this action, on condition

that the capacity of the garage be limited to store four automobiles of the pleasure car type, space for three of which may be rented to persons not residing on the premises; and that there be no gasoline equipment maintained or operated on the premises.

and

WHEREAS, the applicant requests an extension of time.  
Resolved, that the board of standards and appeals hereby modify the foregoing resolution and that the application be and it hereby is granted for a further period of two years on condition that the stipulations set forth in the original resolution be complied with.

414-20-BZ.

APPLICANT—J. R. Ashley.

SUBJECT—Application for reopening—extension of permit (re: decision of the superintendent of buildings) to permit on a plot of ground in a residence district the erection and maintenance, for a temporary period of two years, of eighty (80) individual garages, to be rented to persons not residing on the premises.

PREMISES AFFECTED—Southwest corner of 186th street and Laurel Hill Terrace, block No. 2149, lots 84, 86 and 87, Manhattan.

APPEARANCES—

For Applicant: E. L. Booth.  
For Opposition—None.

ACTION OF BOARD—Application reopened, and extended on original conditions.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle.....  
Negative .....  
Absent: Chief Kenlon .....

THE RESOLUTION:

(414-20-BZ)

WHEREAS, Ashley and Booth, for Mark Ash, owner, filed, June 24, 1920, an application, under the building zone resolution, to permit in a residence district the erection and maintenance for a temporary period of two years of eighty (80) individual garages, to be rented to persons not residing on premises; premises southwest corner 186th street and Laurel Hill terrace, block 2149, lots 84, 86 and 87, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, July 1, 1920, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Laurel Hill terrace and 186th street are business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 26, 1920, in acting on N. B. reads:

“1. The erection of the proposed garages in a residence district is unlawful, section 3, building zone resolution.”;

and

WHEREAS, each of the proposed buildings is of metal construction, one story in height, with a frontage of 10 ft. and a depth of 18 ft. It is proposed to erect 80 of the buildings and to rent them to persons not residing on the premises; and

WHEREAS, the premises is located in an undeveloped section; and

WHEREAS, the application was granted July 20, 1920, for a temporary period and the period extended July 15, 1924, and September 22, 1925, and applicant requested a further extension of time.



# MINUTES

olved, that the board of standards and appeals does make a variation in the application of the use district of the building zone resolution and that the application be and it hereby is granted for a temporary period year from the date of this action, limited to 80 single rages, on block 2149, lot 84.

BZ.

ICANT—Schlesinger & Krinsky, for Esther Heller, present owner.

ECT—Application for reopening—extension of permit (re: decision of superintendent of buildings), to permit in a residence district, extending from a business district the erection and maintenance of a residence building to be used for store purposes on the 1st story.

ISES AFFECTED—2374-2376 60th street, Brooklyn.

ARANCES—

For Applicant: David Rayvid.

For Opposition—None.

ON OF BOARD—Application reopened and time to obtain permits extended 90 days.

VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative: ..... 0  
Absent: Chief Kenlon ..... 1

E RESOLUTION:

(429-25-BZ)

REAS, Samuel Gardstein, for Isabelle Weber, owner, April 21, 1925, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a residence building to be used for store purposes on the 1st story; premises 2374-2376 60th street, Brooklyn; and

REAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, October 9, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

REAS, the use district maps accompanying the building zone resolution show that 60th street is in a residence district; that Gravesend avenue is in a business district and that the road is in a residence district; the line of the business district intersecting the site of the proposed buildings;

REAS, the decision of the superintendent of buildings, rendered April 14, 1925, reads:

"Proposition contrary to the zone resolution, Art. II, Sec. 3. (The erection of stores partly in a residential district.)";

REAS, the proposed building is of non-fireproof construction, three stories in height, with a frontage of 40 ft. and a depth of 60 ft.; to be occupied as a residence building used for store purposes on the 1st story; and

REAS, applicant has established his basis of appeal under section 7-c of the building zone resolution, and the board deemed that it would be a hardship to deprive applicant of a reasonable use of his entire plot and that this case comes within the purview of section 21 of the building zone resolution; and

REAS, this application was granted by the board at its meeting, October 9, 1925, on certain conditions and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the ground floor of the building be restricted to mercantile stores or shops, not operating on Sundays; that there shall be no advertising signs other than the plate glass show windows; that the structure shall be restricted to conforming

residential use and occupancy; that all permits necessary for the prosecution of the work shall be obtained within ninety days and the building erected within seven months from the date of this action.

337-26-BZ.

APPLICANT—Arnold Lichtig, for Mosholu Building Corporation, owner.

SUBJECT—Application for reopening—amendment to resolution (re: decision of the superintendent of buildings, under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for store purposes on the first story.

PREMISES AFFECTED—188-196 Audubon avenue, 550 West 175th street, Manhattan.

APPEARANCES—

For Applicant: Arnold Lichtig.

For Opposition—None.

ACTION OF BOARD—Application reopened and modification granted.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative: ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(337-26-BZ)

WHEREAS, Arnold Lichtig, for Mosholu Building Corp., owner, filed, April 17, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for store occupancy on 1st story; premises Nos. 188-196 Audubon avenue and 550 West 175th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 15, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Audubon avenue, West 174th street and West 175th street are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 29, 1926, reads:

"This amendment is disapproved with the following objections repeated:

"1. The proposed building of store is prohibited in a residential district. Zoning Resolution, Art. 2, Paragraph 2. Additional objection due to amendment.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, four stories in height, with a frontage of 145 ft. 8 in. at 1st story, 135 ft. 8 in. above, and a depth of 25 ft.; to be occupied as a building for store occupancy on 1st story and dwellings above; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, June 25, 1926, on certain conditions and applicant requested a modification of these conditions as to yard area.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects the occupancy of the 1st story for the use and conduct of retail mercantile stores, as permitted under section 4 of the building zone resolution, on condition that the entire remainder of the plot shall be restricted to conforming dwelling use of not less than three stories above said store; that the gable wall on the 175th street front



# MINUTES

shall be finished with face brick and architectural terra cotta or natural stone trimming; that the 175th street wall shall be returned on the Audubon avenue front for not less than 16 in.; that the westerly gable walls shall be unpierced for a depth of not less than 44 ft.; that a rear yard of not less than 4 ft., starting 44 ft. southerly from 175th street, shall be maintained open and unincumbered; that any advertising shall be restricted to the glass show windows of the stores; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1225-25-BZ.

APPLICANT—William F. Doyle, for Harold J. Levine, owner.

SUBJECT—Application for reopening—extension of permit (re: decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection of an apartment house with stores on first story.

PREMISES AFFECTED—2636-2656 Ocean avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition—None.

ACTION OF BOARD—Application reopened, and time extended for six months, to obtain permits.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative: ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1225-25-BZ)

WHEREAS, William F. Doyle, for Harold J. Levine, owner, filed, November 24, 1925, an application, under the building zone resolution, to permit in a residence and business district the erection of an apartment house with stores on the 1st story; premises 2636-2656 Ocean avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean avenue is in a residence

district and East 19th street is in a business district;

WHEREAS, the decision of the superintendent of buildings, rendered November 21, 1925, reads:

"Proposition contrary to the Zone Resolution, A Sec. 3.

"The erection of an apartment house with stores in residential district.";

and

WHEREAS, the proposed building is of non-fireproof construction, four stories in height, with a frontage of 106 3/4 in. on Ocean avenue and 112 ft. 7 3/8 in. on Neck road, to be occupied as stores and apartment houses; and

WHEREAS, the board deemed that the applicant was entitled to relief under sections 7c and 21 of the building zone resolution, due to the surrounding and abutting conditions;

WHEREAS, this application was granted by the board at its meeting, March 23, 1926, on certain conditions and applicant requests a modification of the time limit.

Resolved, that the board of standards and appeals hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects the 1st story on the street front of Neck road, the proposed structure of conforming use, to be developed in conjunction with the erection and construction of a four (4) story apartment house; as to the use of the stores, specifically prohibiting the use and conduct of a fish store, meat market or delicatessen store, on condition that the store use shall be separated from the apartment house use of the 1st story by unpierced walls of approved masonry; that the Ocean avenue wall shall return on Neck road front with a brick pier of not less than 16 in. that there shall be no openings on the Ocean avenue from the corner store, other than two windows at the top of the stores, the sills of which shall be not less than 6 ft. above the sidewalk level; that the entire plot of land shall be maintained for conforming residential use and occupancy; that there shall be no signs erected on the premises; any advertising to be restricted to fixed lettering on the plate glass show windows of the store fronts; there shall be no produce or merchandise exposed or displayed on the exterior of the building; all permits necessary for the prosecution of the work shall be obtained within six (6) months and the building completed within one year from the date of this action.

Adjourned, 2 p. m.

WILLIAM J. O'GORMAN, Secretary

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS

434-26-S.

APPELLANT—Crocker National Fire Prevention Engineering Company, for D. Schneiderman & H. Karasik, owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1013 East Tremont avenue, The Bronx.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, 2 p. m., to submit certificate of occupancy.

454-26-S.

PETITIONER—Emor Realty Corporation, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—9-11-13 East 59th street, Manhattan.

### APPEARANCES—

For Petitioner: Edward P. O'Reilly, Otis E. F.

For Administration: Inspector Maher of fire department.



# MINUTES

TION OF BOARD—Laid over to October 13, 1926, at 2 p. m., subject to objections on amended certificate of occupancy.

26-S.  
PETITIONER—William F. Doyle, for Bethlehem Engineering Company, owner.  
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

APPEARANCES—  
For Petitioner: William F. Doyle.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, at 2 p. m., on request of petitioner.

3-S.  
PETITIONER—Arthur Harft, for Kate Arnold, owner.  
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—36 East 8th street, Manhattan.

APPEARANCES—  
For Petitioner—None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, at 2 p. m.

4-S.  
PETITIONER—Julius Eckmann, for Darby Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—511-513 West 51st street, Manhattan.

APPEARANCES—  
For Petitioner: S. Wasserman.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 30, 1926, at 2 p. m., on request of petitioner.

5-S.  
PETITIONER—Charles B. Walker, for Estate of L. P. Hawes, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—207 Centre street, Manhattan.

APPEARANCES—  
For Petitioner: Walter J. Murtagh.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 5, 1926, at 2 p. m., on request of petitioner.

6-S.  
PETITIONER—Croker National Fire Prevention Engineering Company, for 208-210 West 30th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—208-212 West 30th street, Manhattan.

APPEARANCES—  
For Petitioner: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., on request of petitioner.

235-26-S.

PETITIONER—Patrick J. Murray, for Edward W. Elgin, owner.

SUBJECT—Application for reopening—amendment of resolution (re: decision of the superintendent of buildings).

PREMISES AFFECTED—228 East 51st street, Manhattan.

APPEARANCES—

For Petitioner: Patrick J. Murray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing on October 5, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative: ..... 0

Absent: Chief Kenlon ..... 1

426-26-S.

PETITIONER—David M. Jones, for George Tieman & Company, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—81-83 Boerum street, Brooklyn.

APPEARANCES—

For Petitioner: David M. Jones.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative: ..... 0

Absent: Chief Kenlon ..... 1

559-25-S.

PETITIONER—Hicks-Downs Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—675 Fifth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative: ..... 0

Absent: Chief Kenlon ..... 1

435-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Leon J. Newman, *et al.*, owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—12 East 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative: ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(435-26-S)

WHEREAS, Croker National Fire Prevention Engineering



# MINUTES

Co., for Leon J. Newman, et al., owner, filed, May 18, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 12 East 32nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 22, 1926, reads (Order No. 93125-LD):

"1. Provide safe and unobstructed egress from the lower termination of the exterior stairway at rear of building by constructing a fireproof enclosed passageway independent of other exit from the building and leading to the street or to an open area having communication with the street, as per Section 268 of the Labor Law."

and

WHEREAS, the building is fireproof, 8 stories in height, 22 ft. by 98 ft. 9 in. in area at 1st story and 22 ft. by 90 ft. in area above; OCCUPIED as a tenant factory: 1st story, store; 2nd story, dresses, 10 persons; 3rd story, vacant; 4th story, dresses, 4 persons; 5th, 6th and 7th stories, vacant; 8th story, dresses, 15 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior steel stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 2nd story balcony with connecting stairs leading to yard of premises adjoining at south, and also a stairway connecting with the outside fireproof stairs on the adjoining building at southwest, there is no legal means of egress to street; ROOFS of adjoining buildings: 4 stories higher at west; 5 stories higher at east; and

WHEREAS, the petitioner contends that the floors now vacant will be occupied only for light manufacturing; that two good means of egress from the termination of rear fire escapes are maintained, one direct to 31st street through adjoining building at south, the other through adjoining building at southwest.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from the termination of the fire escape on condition that the rear fire escape shall be continued to the yard of the adjoining premises to the rear with egress therefrom through plain glass window direct to 31st street and by means of iron stairs of exterior fire escape on the premises to the west, and that all lights of skylight in the rear of the premises, first story, shall be fixed, glazed with wire glass. Consent of owner of adjoining premises for exit to be filed with fire commissioner.

438-26-S.

PETITIONER—Samuel Rosenblum, for Bas Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—215 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(438-26-S)

WHEREAS, Samuel Rosenblum, for Bas Realty Corp., owner, filed, May 18, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the

superintendent of buildings, affecting premises No. 215 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings dated May 12, 1926, reads:

"Relative to your application of April 15th, for Certificate of Occupancy for the above premises, are advised before your application can be approved will be necessary to provide a fireproof means of egress from termination of fire escape to street.

"Kindly give the matter your earliest attention.";

and

WHEREAS, the building is fireproof, 7 stories in height, 23 ft. by 94 ft. in area at 1st story and 23 ft. by 90 ft. in area above; OCCUPIED as a tenant factory for the manufacture of furs: 1st story, store; 2nd story, 7 persons; 3rd story, 8 persons; 4th story, 6 persons; 5th story, 13 persons; 6th story, 10 persons; 7th story, 18 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings, a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from roof to the 1st story landing balcony with no legal means of egress to the street; ROOFS of adjoining buildings: 4 stories lower at east and west; and

WHEREAS, the petitioner claims that the former access means of egress from the termination of rear fire escape has been cut off by the erection of a new building on premises adjoining at north; the petitioner contends that the 2nd and 3rd story balconies of the rear fire escapes extended and connect by means of a fireproof door with 2nd and 3rd stories of the building adjoining at west through which egress may be had direct to street; that the occupancy is very small and the exits are adequate.

Resolved, that the board of standards and appeals hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from the termination of the fire escape on the rear on condition that the rear fire escape shall be continued to include the first story, and that egress shall be provided from the second and third stories of said fire escape to fire escape of the adjoining premises at west, with egress therefrom to the adjoining building through an approved fire door which shall be maintained unlocked and unfastened during the occupancy of this building; that an affidavit of consent of the adjoining owner to the west of said premises shall be filed with the superintendent of buildings, and that the fire escape shall conform with the regulations in all other respects.

445-26-S.

PETITIONER—Samuel Rosenblum, for Third Avenue 105th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—1896-1898 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon .....

Negative: .....

Absent .....

THE RESOLUTION:

(445-26-S)

WHEREAS, Samuel Rosenblum, for Third Avenue 105th Street Corp., owner, filed, May 19, 1926, a petition for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 1896-1898 Third avenue, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, May 17, 1926, reads:

"Answering your letter of May 11, 1926, relative to application for Certificate of Occupancy we beg to state that two exits must be provided remote from each other. \* \* \*";

WHEREAS, the building is non-fireproof, 2 stories in height, 10 ft. 10 in. by 100 ft. in area; OCCUPIED: 1st story, 3 persons; 2nd story, tailoring and dressmaking, 36 persons; STAIRWAYS: Two interior stairways, the stairway at west is of wood up to 2nd story and of wood from 2nd story to roof, enclosed in fire retarded partitions; the stairway at east is of wood extending from the 1st story to top story, enclosed in non-fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to prove a fire escape on the 105th street front of the building, taking in the windows of the three easterly rooms on the 2nd story, a oseneck ladder leading to the roof and a counter-balcony stairway to reach the sidewalk; the petitioner contends that light manufacturing will be limited to the front 105th story along 105th street, otherwise the building will be used for non-factory business purposes.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only in as it affects the two means of egress from the second story on condition that a balcony fire escape shall be provided at the level of the second story to embrace at least one window in each room used for manufacturing purposes; the manufacturing area shall be limited to four rooms, indicated on the plans, for a depth of approximately 20 ft. along the 105th street front, and on condition that the law requirements shall be complied with in all other respects.

G-S.

PETITIONER—David M. Jones, for Estate of Elizabeth Dean, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—11 East Houston street, Manhattan.

APPEARANCES—

For Petitioner: David M. Jones.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(452-26-S)

WHEREAS, David M. Jones, for Estate of Elizabeth Dean, filed, May 20, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 11 East Houston street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 17, 1926, Order No. 95753-LD, reads:

"2. Extend the interior stairway at the west side of the building to the roof, as per Section 271 of the Labor Law."

"4. Enclose the interior stairway at the west side of the building serving as a required means of exit on all floors with partitions of fire resisting material extending continuously from the floor of the 1st story to the

underside of the floor above, including any exposed stair soffits, landings and passageways, openings shall be provided with approved, self-closing fire doors, constructed as per Section 271 of the Labor Law and Rule 2 of the Board of Standards and Appeals, adopted 7-29-24.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. 5 in. by 77 ft. in area at 1st story, and 25 ft. 5 in. by 42 ft. 6 in. in area above; OCCUPIED: 1st story, restaurant, 5 persons, 2nd, 3rd and 4th stories, manufacture of hats, 6 persons on each story; EXITS: an interior wooden stairway, extending from the 1st story to top story, enclosed in stud and plastered partitions (except a small portion on the 2nd and 3rd stories, which is of wood), the 1st story is metal covered and tiled, with wooden doors at openings; a sub-standard fire escape on the rear of the building; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from top story to the first story landing balcony and counter-balcony stairs to sidewalk, a fixed iron ladder from closet in public hall on top story leading to the roof scuttle; ROOFS of adjoining buildings: 2 stories higher at west; same level at east; and

WHEREAS, as to item 2 and 4 to cover the soffit of stairs which is exposed on 1st story in the kitchen, with metal lath and plaster; to provide a kalamein door with wire glass panels leading from entrance hall to restaurant on 1st story; to permanently remove the door from closet on top story in public hall, which contains the fixed iron ladder leading to the roof scuttle; to provide a hook on inside of scuttle; and

WHEREAS, the petitioner contends that the entire ceiling of restaurant and the soffits of stairs are metal covered; that due to the small area of the building, the limited occupancy, and the proposed changes, the exit facilities will then be adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Item 2, on condition that a fixed double-rung iron ladder shall be provided from the top story stairway hall to the scuttle in the roof; and that any door on the opening in top story ladder enclosure shall be removed; and denied as to Item 4.

461-26-S.

PETITIONER—Peoples Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—35 West 31st street, Manhattan.

APPEARANCES—

For Petitioner: John A. O'Brien.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(461-26-S)

WHEREAS, Peoples Realty Co., owner, filed, May 22, 1926, a petition for variation from the requirements of the labor law as cited in order of the fire commissioner, affecting premises 35 West 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, Order No. 95065-LD, dated April 24, 1926, reads:

"1. Arrange the exterior screened stairway on the rear of building and the openings leading thereto so



# MINUTES

that same are in compliance with the provisions of Sec. 268 of Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of Labor Law.

"Among the defects noted are the following:

"Windows on course not fireproof nor self-closing.

"No fire doors, at least 2 ft. by 6 ft. at floor level leading to balconies.

"No safe passageway leading to the street from termination independent of other exit from the building.

"Not screened with incombustible material.

"Tread is 8 in. in width; Riser 9 in.

"2. Enclose the interior stairway at west side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material, extending continuously from the cellar to 3 ft. above the roof. \* \* \*

"Among the defects noted in present enclosure are the following:

"Non-fireproof doors leading to stairway.

"Doors do not open outwardly.

"Excessive wire glass in partition on all stories.";

and

WHEREAS, the building is fireproof, 11 stories in height, 30 ft. 4 in. by 88 ft. in area; OCCUPIED as a tenant factory, about 15 persons on each story; EQUIPPED with a fire alarm signal system; EXITS: An interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from 1st story to the roof, no legal means of egress to the street; ROOFS of adjoining buildings: 40 ft. higher at west; 25 ft. lower at east; and

WHEREAS, the petitioner proposes to connect the rear stairway with the exterior stairway on rear of the adjoining building Nos. 31-33 West 31st street, at 3rd story; to provide enclosing railings 4 ft. 6 in. in height and to provide interior stops from floor to sills of windows, opening to the exterior stairs; furthermore, to comply strictly with all other items in order; the petitioner contends that he also owns the adjoining building Nos. 31-33 West 31st street and that the exits as proposed will then be adequate.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from the termination of the fire escape on condition that the lowest balcony at second story level shall be connected with the balcony of the regulation fire escape of premises adjoining, i.e. 31 West 31st street, also connecting to and with egress from tower platform of premises 37 West 31st street, and granted as to the existing treads and risers on condition that the fire escape otherwise complies with the labor law in all respects, and granted as to Item 2, only so far as the window in the first story corridor is concerned on condition that the opening be made stationary and glazed with  $\frac{1}{4}$  in. polished plate glass and that the order otherwise shall be complied with, and that an affidavit of consent as to the use of the fire escape of the adjoining premises, 31 West 31st street, shall be filed with the fire commissioner.

466-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Keystone Varnish Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—71-79 Otsego street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioner

Connell, Holland and Guilfoyle and Chief

Kenlon .....

Negative: .....

Absent .....

THE RESOLUTION:

(466-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for the Keystone Varnish Company, owner, on May 24, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 71-79 Otsego street, Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 17, 1926, Order No. 92867-LD, reads:

"1. Enclose the interior stairway serving as a required means of exit at the Sigourney and Otsego Street corner of building on all sides with partitions of fire-resisting material extending continuously from the lowest point of such stairway in the cellar to the ceiling of the first floor. Such enclosure shall lead directly to a door opening outwardly to the street. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices, constructed as per Rule 4 of the Board of Standards and Appeals, etc.

"2. Provide additional required means of exit from the second story of the enameling building at south side corner of plant in accordance with the requirements of Rule 3 of the Board of Standards and Appeals, etc.

"3. Enclose the interior stairway serving as a required means of exit at north sides of building on all sides with partitions of fire-resisting material extending continuously from the floor of the cellar to the under side of the floor of the first story. Such enclosure shall lead directly to a door opening to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices, in accordance with the requirements of Rule 3, Board of Standards and Appeals, etc.

"4. Provide additional required means of exit from the second story occupied as a filtering room in accordance with Rule 3, Board of Standards and Appeals, etc.

"5. Arrange both fire escapes in the interior courtyard on the south side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Rule 3, Board of Standards and Appeals, etc. And the defects noted on these fire escapes are the following: Balconies are not 4 ft. in width. No fire doors leading to balconies. No gooseneck ladder leading to roof from balconies.";

and

WHEREAS, the premises consists of a group of buildings 175 ft. by 200 ft. over all, connected by doorways with fireproof self-closing and automatic sliding doors; building marked "A" on plans is non-fireproof, 2 stories in height, 40 ft. by 100 ft. in area at first story, and 40 ft. by 40 ft. in area above, 16 persons on 2nd story; building marked "B" on plans is non-fireproof, 2 stories in height, 20 ft. by 60 ft. in area, 13 persons on second story; building marked "C" on plans is non-fireproof, 2 stories in height, 20 ft. by 60 ft. in area, 2 persons on second story; building marked "E" on plans is of frame construction, 2 stories in height, 20 ft. by 40 ft. in area, 2 persons on second story; building "A" has an interior wooden stairway extending from first story to second story, enclosed with wooden partitions on the first story; building "B" has an exterior stairway at front from ground level to second story; building



# MINUTES

has an exterior stairway at front from ground to second story, a fire escape at rear of second story leading to roof adjoining building at north and a drop ladder from said roof to yard level; building "E" has an open wooden interior stairway from first to second stories; and

WHEREAS, the petitioner claims, as to items 1 and 3, that there is an opening in the party wall between buildings "A" and "B" at the cellar story, which is used as a cooperage for storage; there is also a ladder in the areaway leading up to ground level outside the building; that the exits are adequate; as to item 2, that building "E" has in addition to the interior stairway three doorways leading from the second story to the roofs of adjoining one-story buildings, one at west and two at east, a ladder from said roofs leading to yard level in each case, and that the exits are adequate; as to item 4, that building "C" has a stairway from second story leading to ground level at front and an exit from second story by means of a balcony to roof of adjoining building and ladder to yard open to street; that the exits are adequate; as to item 5, that the door leading from front exterior stairs at second story of building "B" is a fireproof swinging door, and that the door from building "B" to the roof is a fireproof sliding door; that there is no means of egress from the roofs of buildings "A", "B" and "C", which are all on the same level, that a gooseneck ladder is unnecessary.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Item 5, only so far as it affects the existing exterior stairs, on condition that the stairs shall be maintained in a naturally safe; and denied as to Items 1, 2, 3 and 4.

6-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Benjamin Karp, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—85-87 Varet street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(467-26-S)

WHEREAS, Croker National Fire Prevention Engineering Company, for Benjamin Karp, owner, filed, May 24, 1926, a petition for variation from the requirements of the labor law as cited in order of the fire commissioner, affecting premises 85-87 Varet street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 21, 1926, Order No. 89979-LD, reads:

"1. Enclose the interior stairway at the east side of the building with partitions of fire resisting material extending from cellar to the underside of the roof beams as per Sec. 271, etc.

"2. Arrange the fire escape on the front and rear of the building and the openings leading thereto and the windows opening on the course thereof so that same be in compliance with the provisions of Sections 273 and 274 of the Labor Law, etc., or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. Among the defects noted are the following: a. Windows on course not self-closing. b. Windows on course not fireproof on rear

fire escape. c. No fireproof passageway from termination of rear fire escape. d. Counterbalanced stairway and releasing device defective on front fire escape."

and

WHEREAS, the building is non-fireproof, five stories in height, 41 ft. 9 in. by 88 ft. 6 in. in area; OCCUPIED as a tenant factory; 1st story, store; 2nd story, underwear manufacture, 45 persons; 3rd story, underwear manufacture, 21 persons; 4th story, awning manufacture, 32 persons; 5th story, clothing manufacture, 44 persons; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the first story to top story, enclosed in metal covered 2 in. by 4 in. stud wood sheathed partitions with wooden doors (metal covered on hall side) at openings; two fire escapes, one on the front and one on the rear of the building, having fireproof openings along the course thereof, the front fire escape extending from top story to the second story, with a counter-balanced stairs to the sidewalk and a gooseneck ladder to roof; the rear fire escape extending from roof to yard level, with no legal means of egress from the termination thereof; ROOFS of adjoining building two stories lower at east; vacant lot at west; and

WHEREAS, the petitioner proposes, as to item 1, to provide fireproof self-closing doors at all openings to the interior stairway; the petitioner further proposes to comply with all defects in item 2, except the required fireproof passageway from the foot of rear fire escapes, contending that the yard is open to adjoining yard at east, access to and through adjoining buildings at east by means of door or plain glass window to street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Item 2, only so far as it affects egress from the termination of the rear fire escapes, on condition that the fire escapes otherwise on the front and rear of the building shall comply with the labor law in all other respects and that egress from the termination of the fire escape at the rear shall be provided and maintained through open yard of the adjoining premises to the east, with egress therefrom through open hallway direct to the street; and denied as to Item 1.

283-26-S.

PETITIONER—John J. Gilmartin, for David Herstein, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—10 Washington place, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(283-26-S)

WHEREAS, John J. Gilmartin, for David Herstein, owner, filed, April 5, 1926, a petition for a variation of the requirements of the labor law as cited in order of the fire commissioner, affecting premises 10 Washington Place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 3, 1925, Order No. 81868-LD, reads:

"1. Provide an additional means of exit from the



MINUTES

cellar and sub-cellar, said exit to be located at the rear of building, remote from the existing stairway in accordance with Section 271 of the Labor Law.”; and

WHEREAS, the building is non-fireproof, 6 stories in height, 43 ft. by 90 ft. in area at first story and 43 ft. by 85 ft. in area above; OCCUPIED as a tenant factory; sub-cellar, storage, 2 persons; cellar, manufacture of hats, 8 persons; 1st story, offices, 15 persons; 2nd to 6th story, inclusive, manufacture of clothing, 20 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the sub-cellar to roof, enclosed in fire resisting partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to provide a second means of exit from cellar and sub-cellar by means of a double-rung iron ladder at front, extending up to the sidewalk and enclosed with fire-resisting partitions, with fireproof, self-closing doors at the openings.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a 60-degree iron stairway shall be provided from the level of the sub-cellar at the rear with a balcony at both the cellar and first story levels, with a bridge from the first story balcony connecting to the premises at rear, Nos. 19-21 West 4th street; that an affidavit of consent from owner of premises to rear for the connecting bridge at the first story shall be filed with the fire commissioner.

444-26-S.

PETITIONER—Isaac Menline, for Arthur Brisbane, Lane Bryant, Inc., et. al., owners.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—24-30 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Isaac Menline.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT:

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION:

(444-26-S)

WHEREAS, Isaac Menline, for Arthur Brisbane, Lane Bryant, Inc., et al., owners, filed, May 19, 1926, a petition for variation from the requirements of the labor law as cited in decision of superintendent of buildings, affecting premises 24-30 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 18, 1924, re: Viol. 410-1924, reads:

“2. Stair enclosure of No. 24 should be fire retarded from the cellar to the roof.”;

and

WHEREAS, the building is non-fireproof, 5 stories in height, 88 ft. by 90 ft. 9 in. in area at first story, 88 ft. by 87 ft. 3 in. at second story, and 88 ft. by 62 ft. 2 in. in area above; above the first story the building is divided by an unpierced brick wall into two sections. OCCUPANCY of section Nos. 24-26 West 39th street, first story, store, 30 persons; 2nd to 5th story, inclusive, office, 30 persons on each story; section Nos. 28-30 West 39th street, 1st story, store, 30 persons; 2nd to 5th story, inclusive, factory use, 30 persons on each story; EQUIPPED with a fire alarm system. EXITS: Two interior wooden stairways, extending from

first story to roof (the easterly stairway in section Nos. 24-26) enclosed in non-fireproof partitions, with wooden doors at openings; the westerly stairway in section Nos. 28-30 is enclosed in fire-resisting partitions with fireproof doors at openings; two fire escapes on the rear of the building having non-fireproof openings along the course of the easterly stack on section Nos. 24-26, and fireproof openings along the course of the westerly stack on section Nos. 28-30, extending from the main roof to the roof of first story extension, with egress from the termination of the fire escapes by means of a connection to and through fireproof building, Nos. 21-23 West 38th street. ROOFS of adjoining buildings, same level at east; 9 stories higher at west; and

WHEREAS, the petitioner contends that as the stairway in section Nos. 24-26 West 39th street cannot serve any factory floor areas in the building, it comes within the provisions of Rule 3, subdivision b, for sub-standard fire escapes; furthermore, that the stairway conforms to the building code for office occupancy.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

477-26-S.

PETITIONER—Joseph Mitchell, for Cannizzaro Holding Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—438 Broome street, Manhattan.

APPEARANCES—

For Petitioner: Joseph Mitchell.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative:	0
Absent	0

THE RESOLUTION:

(477-26-S)

WHEREAS, Joseph Mitchell, for Cannizzaro Holding Corporation, owner, filed, May 27, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 438 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 26, 1926, reads:

“Order No. 93411-LD:

“1. Arrange the fire-escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

“Among the defects noted are the following:

“No stairway from lowest balcony to ground.

“No safe passageway to the street from the termination.

“2. Provide an additional required means of exit from the cellar and the 1st story, said exit to be located at the rear of the building in accordance with the provisions of Sections 271 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, 5 stories in height, 29 ft. 2 in. by 109 ft. in area at 1st story and 29 ft. 2 in. by 105 ft. in area above. OCCUPIED as follows: Basement, oil cloths and linoleum, 2 persons; 1st floor, oil cloths and linoleum, 5 persons; 2nd floor, oil cloths and linoleum,



# MINUTES

is; 3rd floor, oil cloths and linoleum, 4 persons; 4th floor, cigar manufacturing, 15 persons; 5th floor, cigar manufacturing, 20 persons. EQUIPPED with a fire alarm signal. EXITS: An interior wooden stairway, extending from the 1st story to roof, enclosed in fire retarded doors with fireproof doors at openings; a fire escape at rear of the building, having fireproof openings along course thereof, extending from the main roof to the roof of the 1st story extension, with EGRESS from the roof of the fire escape by means of an iron platform leading to adjoining roof to east. ROOFS of adjoining buildings, to west, same level; to east, 10 ft. lower; and WHEREAS, petitioner contends that the existing means of escape are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the law, and that the petition be and it hereby is granted on Item 1, only so far as it affects egress from the termination of the fire escape on condition that the fire escape be provided with a connecting bridge at the second level to the roof of the first story extension of the building to the east and that a 60 degree stairway shall be provided from the rear areaaway level with a balcony at the roof level, and that a 60-degree stairway shall be provided from the roof of the second story extension to the east; and as to Item 2 on condition that the iron stairway at rear, required under Item 1, shall be provided.

## RULES.

SR. PETITIONER—New York Board of Underwriters. SUBJECT—Amendment of Standpipe Rules. APPEARANCES— For Petitioner—None. For Administration: Inspector Maher of fire department. ACTION OF BOARD—Petition reopened and set for hearing October 19, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## APPLIANCES SUBMITTED FOR APPROVAL.

353-26-SA.

PETITIONER—Signal Electric Mfg. Company.

SUBJECT—Approval of Signal Weatherproof Bells.

APPEARANCES—None.

ACTION OF BOARD—Referred to fire department for test and report.

504-26-SA.

PETITIONER—Rayfield Oil Burner Company.

SUBJECT—Approval of Rayfield Oil Burner.

APPEARANCES—

For Petitioner: Arnold Hall, Albert T. Seicas.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve calendar, pending inspection by committee of the board.

485-26-SA.

PETITIONER—Lawrence May.

SUBJECT—Approval of Syno Anti-Syphon Valve.

APPEARANCES—

For Petitioner: Lawrence May.

For Administration: None.

ACTION OF BOARD—Petition withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

Adjourned 5:55 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## \*CORRECTION.

Minutes of the meeting of the board of standards and appeals held January 12, 1926, as they appeared in Bulletin No. 3, Vol. XI, are hereby corrected to read as follows:

BZ. CANT—William F. Doyle, for Greenspec Homes Corp., owner.

CT—Application (re: decision of superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district

Section—No. 357 changed to 367.

the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1486-1496 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Flanagan and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

# MINUTES

## \*CORRECTION.

Minutes of the meeting of the board of standards and appeals held Tuesday, May 25, 1926, as they appeared in No. 22, Vol. XI, are hereby corrected to read as

tion—Words "nor under section 21" added in line and that he failed to substantiate the basis of appeal in subdivision g" added to line 28.

## THE RESOLUTION:

(621-25-BZ)

WHEREAS, C. Alfred Foster, for D. Tedesco, owner, filed, June 16, 1925, an application, under the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five motor vehicles; premises 63-67 New York avenue, Borough of Brooklyn; and

(Continued on page 1040)



# PROGRESS REPORT

DOCKET		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	
Cases filed up to and including September 22, 1926..	780	Dismissed .....	
Restored to calendar .....	67	Denied .....	
MISCELLANEOUS APPLICATIONS.		Granted .....	
Requests to reopen .....	184	Granted on condition .....	
Requests to amend.....	33	Appliances approved.....	
Requests for modification .....	29	Appliances dismissed, disapproved or withdrawn ....	
Requests to rescind.....	5	Rules approved.....	
Requests for extension of time.....	15	Rules disapproved or rescinded.....	
Requests for extension of permit .....	29	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations.....	1	Requests to reopen granted .....	
Requests for approval of plans.....	12	Requests to reopen denied .....	
Administrative requests.....	1	Requests to amend granted .....	
Requests for interpretation.....	0	Requests to amend denied .....	
Total .....	1899	Requests for modification granted .....	
Disposed of .....	1284	Requests for modification denied.....	
Cases pending September 22, 1926 .....	615	Requests to rescind granted.....	
		Requests to rescind denied.....	
		Requests for extension of time granted.....	
		Requests for extension of time denied.....	
		Requests for extension of permit granted .....	
		Requests for extension of permit denied.....	
		Requests to install granted.....	
		Requests to install denied.....	
		Plans approved.....	
		Plans disapproved.....	
		Administrative requests granted.....	
		Administrative requests denied or withdrawn.....	
		Interpretations .....	
		Requests withdrawn or dismissed.....	
		Total .....	

(Continued from page 1039)

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 25, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue is in an unrestricted district and that Pacific street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 7, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a public garage for more than motor vehicles partly in a residential district (20 ft. and

WHEREAS, the proposed building is of non-fireproof construction, two stories and cellar in height, with a front of 60 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles;

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7a, 7b and 7c nor under section 21 of the building zone resolution and that he failed to substantiate the basis of appeal under section 7 subsection g.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.  
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### DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Communications should be addressed to the chairman of the board.

### CONTENTS

Issue of the Bulletin contains, in the order given—  
Notice of Postponement.

Call of Clerk's Calendar.

Trial Calendar.

Cases in Building Zone Cases.

Minutes of Regular Meeting, September 30, 1926, at 10 a. m.

Minutes of Regular Meeting, September 30, 1926, at 2 p. m.

Business Report.

THE LIBRARY OF THE  
UNIVERSITY OF ILLINOIS  
OCT 12 1926  
PUBLICATIONS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in the Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 5, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, October 13, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET

*New Cases Filed for Week Ending September 29, 1926*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
797-26-A.....	F.D. ....	1357 Plimpton ave., Bx., L. C. 35134
796-26-S.....	B.B.M. ....	313-315 W. 35th st., Man., N. B. 127-1926
795-26-BZ.....	B.B.B. ....	142-148 Cumberland st., Bklyn., Applic. 11585-1926
794-26-BZ.....	B.B.M. ....	65-69 Broad st., Man., N. B. 427-1926
793-26-SA.....	F.D. ....	Kres-Kno-Oil Gas Burner, Appliance
792-26-SA.....	F.D. ....	North American Low Pres- sure Oil Burner, Appliance
791-26-A.....	F.D. ....	123-133 Borden ave., L. I. C., Q., F-880
790-26-A.....	F.D. ....	2315-2317 Third ave., Man., F-99762
789-26-A.....	F.D. ....	229-231 W. 42nd st., Man., Order No. 28-A-1926
788-26-A.....	F.D. ....	428-430 E. 166th st. and 431 E. 165th st., Man., L. C. 28741
787-26-BZ.....	B.B.Q. ....	W. S. Fosdick ave., 100 ft. No. of Myrtle ave., Glen., Q., Viol. 1113-1925
786-26-S.....	B.B.M. ....	144-154 W. 30th st., Man., N. B. 10-1926
785-26-A.....	F.D. ....	177-183 Dyckman st., Man., N. B. 2197-1925
784-26-S.....	F.D. ....	18 E. 46th st., Man., L. D. 99796
783-26-S.....	F.D. ....	9 Leonard st., Man., L. F. 938
782-26-S.....	H.D. ....	87 Roebling st., Bklyn., Sanitary certificate
781-26-SA.....	F.D. ....	Solenoid Type Single Stroke Bells, Appliance

*Restored to Calendar.*

1212-25-A.....	F.D. ....	280 Broadway, W. New Brighton, Rich., Alt. 1969-1925
998-25-S.....	F.D. ....	270-276 W. 38th st., Man., L. D. 80775

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 5, 1926, AT 2 P. M.

### *Building Zone Cases*

460-26-BZ.	APPLICANT—Eugene De Rosa, for C. B. M. Realty Co. owner. PREMISES—Northeast corner of Fifth avenue and street, Brooklyn. APPLICATION, under section 7c of the building zone lution, TO PERMIT in a residence district extending from a ness district the erection and maintenance of theatre and business building.
587-26-BZ.	APPLICANT—Keepland Development Corp., owner. PREMISES—941-949 Washington avenue, Brooklyn. APPLICATION, under section 21 of the building resolution, TO PERMIT in a residence use district the erection building to be occupied for business (stores).
624-26-BZ.	APPLICANT—John DeHart, for H. L. Corp., owner. PREMISES—Southwest corner of Nassau boulevard Kissena boulevard, Flushing, Borough of Queens. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the erection and tenance of a gasoline service station.
392-26-BZ.	APPLICANT—John J. Gilmartin, for N. Green, owner. PREMISES—301-303 Freeman avenue, L. I. City, Bor- ough of Queens. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the erection and tenance of a gasoline service station.
535-26-BZ.	APPLICANT—Carl Sherman, for Bogild Builders, owner. PREMISES—East side of Jerome avenue, 165.02 ft. of East 174th street, The Bronx. APPLICATION, under section 21 of the building resolution, TO PERMIT in a business district the erection and tenance of a garage for the storage of more five (5) motor vehicles.

## OCTOBER 5, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

400-26-A—130-136 West 124th street, Manhattan.
359-26-A—34 35th street, Brooklyn.
584-26-A—6600 Metropolitan avenue, Middle V Borough of Queens.
15-26-A—80-82 Greene street, Manhattan.
408-26-A—330-338 East 44th street, Manhattan.
420-26-A—538 East 178th street, The Bronx.
510-26-A—229 Bowery, Manhattan.
536-26-A—1022 East 178th street, The Bronx.
547-26-A—102-106 East 15th street, Manhattan.
548-26-A—47 Ann street, Manhattan.
551-26-A—1295-1307 Broadway, Brooklyn.



# CALENDAR

- 26-A—7-11 West 45th street, Manhattan.  
 26-A—211-221 128th street, College Point, Borough of Queens.  
 26-A—364 Manhattan avenue, Brooklyn.  
 26-A—88 Jackson avenue, Jackson Heights, Borough of Queens.  
 26-A—706 East 227th street, The Bronx.  
 26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.  
 26-A—80-88 Lexington avenue, Manhattan.  
 26-A—South side of 50th street, 223 ft. east of 1st avenue, Brooklyn.  
 26-A—113 3rd avenue, College Point, Borough of Queens.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 5, at 10 o'clock*, in Room 1013, Municipal Building, on the following matters:

- D. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.  
 D. 399-26-BZ—Application, May 7, 1926, under section 7a of the building zone resolution, of Abraham Farber, architect, on behalf of Mrs. Bessie Sollar, owner, to permit in a residence district the alteration and extension of a building used for store purposes on the first story; premises 519 Saratoga avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 5, 1926, 2 P. M.

## Petitions for Variations.

- 5—1013 East Tremont avenue, The Bronx.  
 5—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.  
 5—36 East 8th street, Manhattan.  
 5—207 Centre street, Manhattan.  
 5—16-24 West 47th street, Manhattan.  
 5—302 Thompson avenue, L. I. City, Borough of Queens.  
 5—53 West 19th street, Manhattan.  
 5—119-127 West 41st street and 116-120 West 42nd street, Manhattan.  
 5—36 West 44th street, Manhattan.  
 5—13-15-17-19 West 47th street, Manhattan.  
 5—16 East 53rd street, Manhattan.  
 5—191 Mercer street, Manhattan.  
 5—41-43 John street, Manhattan.  
 5—202-220 Meserole avenue, 59-61 Moultrie street and 96-100 Jewell street, Brooklyn.  
 5—84 Broadway, West New Brighton, Richmond.  
 5—28-30 East 4th street, Manhattan.

- 563-26-S—156-160 West 28th street and 307-309 7th avenue, Manhattan.

- 571-26-S—243 Fifth avenue, Manhattan.

- 589-26-S—38-42 East 32nd street, Manhattan.

## Appliances Submitted for Approval.

- 166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.

- 167-26-SA—Johnson Automatic Oil Burner, approval of.

- 484-26-SA—Protectoseal Cover, approval of.

- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.

- 581-26-SA—Summerheat Oil Burner, approval of.

- 597-26-SA—Baldwin Aerifactor Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR

WEDNESDAY, OCTOBER 13, 1926, AT 2 P. M.

## Building Zone Cases.

607-26-BZ

APPLICANT—Joseph B. Lynch, for Leo F. Gieberick, owner.

PREMISES—502-518 Avenue W and 2341-2351 East 5th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection of a garage for the storage of more than five (5) motor vehicles.

691-26-BZ

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.

PREMISES—462-464 Fifth avenue, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building.

616-26-BZ

APPLICANT—Pythian Temple Association, owner.

PREMISES—135-145 West 70th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence and "B" area district the erection and maintenance of a building with a rear yard less in depth than that required by the zone resolution.

OCTOBER 13, 1926, 10 A. M.

## Appeals from Administrative Orders

- 449-26-A—71 North 6th street, Brooklyn.

- 487-26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Brooklyn.

- 505-26-A—54-56 Dey street, Manhattan.

- 591-26-A—28 Kingston road, Jamaica, Borough of Queens.

- 595-26-A—1 West 6th street, Coney Island, Brooklyn.

- 598-26-A—318 East 48th street, Manhattan.

- 599-26-A—90-94 Grand street, Manhattan.

- 609-26-A—Northwest corner of Kingsland avenue and Luydig place, Corona, Borough of Queens.

- 611-26-A—591 Broadway, Manhattan.

- 618-26-A—4570-4582 3rd avenue, The Bronx.

- 625-26-A—671-689 Bergen street, Brooklyn.

- 626-26-A—2941-2947 Atlantic avenue, Brooklyn.

- 754-26-A—1027 Fifth avenue, Manhattan.

- 772-26-A—West side of Fifth avenue and 80th street, Manhattan (Metropolitan Museum of Art).



# CALENDAR

## Building Zone Applications

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, October 13, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 845-25-BZ—Application, August 19, 1925, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Walter Eveleth, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

CAL. NO. 453-26-BZ—Application, May 20, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Pasquale Fiore, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a factory building; premises 460-468 Southern Boulevard, The Bronx.

CAL. NO. 478-26-BZ—Application, May 26, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Baker, Evans and Co., Inc., owner, to permit in a residence district the change of occupancy of a building, from a conforming use to business use on the first story; premises 102 East 40th street, Manhattan.

CAL. NO. 517-26-BZ—Application, June 7, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Fortieth Street and Park Avenue, Inc., owner, to permit in a residence district the erection and maintenance of a building to be used for offices; premises 90-98 Park avenue and 38-40 East 40th street, Manhattan.

CAL. NO. 544-26-BZ—Application, June 12, 1926, under sections 7c and 7d of the building zone resolution, of New York Telephone Co., applicant and owner, to permit the extension from a business into a residence district of an existing telephone exchange building; premises 676-686 Fairview avenue and 1928-1944 Gates avenue, Ridgewood, Borough of Queens.

CAL. NO. 554-26-BZ—Application, June 17, 1926, under sections 7a, 7b and 7c of the building zone resolution, of John DeHart, applicant, on behalf of Eleanora L. Cella, owner, to permit in a residence district the extension of a building occupied as a storage warehouse; premises 810-812 East 170th street, The Bronx.

CAL. NO. 579-26-BZ—Application, June 28, 1926, under sections 7c, 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Felice Mancaruso, owner, to permit the extension from

an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 608-616 Union street, Brooklyn.

CAL. NO. 586-26-BZ—Application, July 1, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Richbroson Hotel Co., Inc., lessor, to permit in a residence district the maintenance of the use of a portion of the basement of an existing building for business purposes; premises 2-4 West 72nd street, Manhattan.

CAL. NO. 503-26-BZ—Application, June 3, 1926, under section 21 of the building zone resolution, of Hugh J. Sheeran, applicant, on behalf of New York Railways Co., owner, to permit in a business district the alteration of an existing building and its maintenance as a garage for the storage of more than five (5) motor vehicles; premises 1560-1564 Lexington avenue and 1311-1315 Park avenue, Manhattan.

WILLIAM E. WALSH, *Chairman*

## OCTOBER 13, 1926, 2 P. M.

### Petitions for Variations

- 592-26-S—386-388 West Broadway, Manhattan.
- 594-26-S—247-251 West 35th street, Manhattan.
- 610-26-S—1351-1365 Broadway, Manhattan.
- 612-26-S—333 7th avenue, Manhattan.
- 622-26-S—249-251 West 29th street, Manhattan.
- 623-26-S—252-254 West 30th street, Manhattan.
- 454-26-S—9-11-13 East 59th street, Manhattan.
- 497-26-S—34 East 30th street, Manhattan.
- 619-26-S—2101 Flushing avenue, Maspeth, Borough of Queens.
- 235-26-S—228 East 51st street, Manhattan.
- 464-26-S—35-37-39 West 47th street, Manhattan.
- 731-26-S—East side of Hudson street, between King and Charlton streets, Manhattan.

### Appliances Submitted for Approval.

- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 632-26-SA—Arcoil Heat Machine, approval of.

## OCTOBER 19, 1926, 10 A. M.

### Appeals from Administrative Orders.

- 373-26-A—229-239 Knickerbocker avenue, Brooklyn.
- 169-26-A—607-611 West 47th street, Manhattan.
- 474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.
- 502-26-A—141-145 Wooster street, Manhattan.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 19, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:



# CALENDAR

AL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street Manhattan.

AL. NO. 552-26-BZ—Application, June 17, 1926, under sections 7a and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of John Nista, owner, to permit in a residence district the extension of the first story of an existing business building; premises 2496 Belmont avenue, The Bronx.

AL. NO. 555-26-BZ—Application June 17, 1926, under section 21 of the building zone resolution, of Harry M. Peyser, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of an automobile repair shop; premises 1255 East New York avenue, Brooklyn.

AL. NO. 530-26-BZ—Application, June 9, 1926, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Edwin F. Branning, owner, to permit in a business district the extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 1827 Sedgwick avenue, The Bronx.

AL. NO. 549-26-BZ—Application, June 16, 1926, under sections 7e and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Joseph Perlbiner, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1149-1151 Southern Boulevard, The Bronx.

WILLIAM E. WALSH, *Chairman*.

## OCTOBER 19, 1926, 2 P. M.

### *Petitions for Variations.*

-26-S—58-64 West 40th street, Manhattan.

-26-S—58-64 West 40th street, Manhattan.

-26-S—58-64 West 40th street, Manhattan.

### *Rules.*

-22-SR—"Standpipe"—"Fire Lines," amendments to.

## OCTOBER 26, 1926, 10 A. M.

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 26, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of Willion F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

WILLIAM E. WALSH, *Chairman*.

## OCTOBER 26, 1926, 2 P. M.

### *Petitions for Variations.*

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

THURSDAY MORNING, SEPTEMBER 30, 1926.

Present: Chairman Walsh, Commissioners Connell, and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held Tuesday morning, September 21, 1926, and the minutes of the regular meeting of the board, held Tuesday afternoon, September 21, 1926, were approved as printed in the Bulletin No. 39, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

449-26-A.

APPELLANT—F. J. Wasselle, for Mary Herman, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—71 North 6th street, Brooklyn.

APPEARANCES—

For Appellant: None.



# MINUTES

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 13, 1926, 10 a. m.

487-26-A.

APPELLANT—R. C. Hurwitz, for Artistic Dyeing Company, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Brooklyn.

APPEARANCES—

For Appellant: David M. Jones.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 13, 1926, 10 a. m., on request of appellant's representative.

505-26-A.

APPELLANT—Fansteel Products Co., Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—54-56 Dey street, Manhattan.

APPEARANCES—

For Appellant: Howard E. Drake.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to October 13, 1926, 10 a. m., for reference to chief of fire prevention bureau.

173-26-A.

APPELLANT—Schard Bros. Co., owner.

SUBJECT—Application for reopening, modification of resolution, re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—331-333 Bowery, Manhattan.  
APPEARANCES—None.

ACTION OF BOARD—Chairman read request to reopen. Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

521-26-A.

APPELLANT—Samuel Rosenblum, for Silk Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—692 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative: .....	0
Absent .....	0

841-25-A.

APPELLANT—Samuel Rosenblum, for Frederick Hussey Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—449-459 Seventh avenue, 163-167 West 34th street and 160-166 West 35th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on conditions specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle .....

Negative: Deputy Chief Martin .....

Absent .....

THE RESOLUTION:

(841-25-A)

WHEREAS, George and Edward Blum, for Frederick Hussey Realty Company, owner, filed, August 18, 1925, appeal from a decision of the fire commissioner, affecting premises 449-459 Seventh avenue, 163-167 West 34th street and 160-166 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered June 12, 1925, reads:

"2. A building fronting on more than one street shall have at least one riser for each street front, per Rule No. 24, of the Rules of the Board of Standards and Appeals, adopted June 27th, 1922, amended July 20th, 1923, and Chapter 581, Article 28, paragraph 3, of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 16 stories in height, fronting 100 ft. 5 in. on Seventh avenue, 66 ft. on West 34th street, and 72 ft. on West 35th street; about 19,000 sq. ft. in area; OCCUPIED as offices; 25 per cent for manufacturing purposes; about 160 persons on each story; and

WHEREAS, this appeal was denied by the board at its meeting, December 1, 1925, and appellant, through its representative, Samuel Rosenblum, requested a reopening of the case, which request was granted by vote of the board; and

WHEREAS, it is now contended that the building is equipped with two standpipes, one in the stairway enclosure and one in the corridor near the elevators and appellant contends that there would be hardship in making the owner remove this standpipe as its present location was due to the standpipe being formerly designed for this location and changed by objection by building department and contends, further, that the area of the building is less than 20,000 sq. ft.; and

WHEREAS, this appeal was denied by the board at its meeting on December 1, 1925; reopened and again denied on May 18, 1926, and the appellant, through its representative, Samuel Rosenblum, requested a reopening of the case which request was granted by vote of the board; and

WHEREAS, it is now contended that the building is equipped with two standpipes—one in the stairway enclosure and one in the corridor near the elevators; and that the location of this standpipe was due to the relocation of standpipe and proposes to provide 125 feet of hose on each floor and one standpipe riser; and

WHEREAS, the building is to be maintained exclusively for executive office use and occupancy, with no manufacturing of any nature or description in any portion of the premises

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted only so far as it affects the location of one standpipe in the public corridor additional to the regular standpipe in the southerly stairhall, on condition that the stairhall throughout shall be constructed of approved fireproof construction; that any openings therein shall be equipped with self-closing, fireproof doors; that a sign in red letters on white background shall be permanently fixed on the stair landing of northerly staircase on each story such sign describing the location of the northerly standpipe with arrows directing its position; that a ceiling sign with metal white background with red letters shall be hung in the corridor directly over the standpipe; that the building shall be equipped throughout with an approved two-story sprinkler system; that the standpipe equipment shall conform



# MINUTES

In the regulations in all other respects; and that the  
lets on each floor shall be equipped with sufficient hose  
cover all floors.

26-A.  
PELLANT—Edward P. Doyle, for Phillip Rhine-  
lander, owner.  
BJECT—Appeal from decision of the tenement house  
commissioner.  
EMISES AFFECTED—212 West 14th street, Man-  
hattan.  
PEARANCES—

For Appellant: Edward P. Doyle.  
TION OF BOARD—Appeal denied.

E VOTE—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Absent ..... 0

## RESOLUTION:

(455-26-A)

WHEREAS, Edward P. Doyle for Phillip Rhinelander,  
er, filed, May 21, 1926, an appeal from a decision of the  
ment house commissioner affecting premises 212 West  
street, Borough of Manhattan; and  
WHEREAS, the decision of the tenement house commis-  
sioner reads:

"Provide a gas shut off valve of approved design for  
the above building according to the provisions of the  
ordinance adopted Jan. 16, 1923, by the Board of Alder-  
men for the control of gas."

WHEREAS, the building is non-fireproof, 5 stories and  
in height, 25 ft. by 78 ft. in area; OCCUPIED as  
tenement house, with stores on the first story; and

WHEREAS, the appellant claims that the building is small,  
has no basement; that there is a gas shut off valve in  
t of the building on the sidewalk; furthermore, the  
llant contends that there is no danger from gas explo-  
or accumulation of gas in the cellar; that there is no  
ssity for the installation of a gas shut-off valve; and  
WHEREAS, there is an apartment, storeroom and boiler  
n in the cellar of these premises;

Resolved, that the decision of the tenement house com-  
missioner be and it hereby is *affirmed*, and the appeal be  
it hereby is *denied*.

26-A.  
PELLANT—Clinton & Russell, for Electric Bond  
and Share Company, owner.  
JECT—Appeal from decision of the fire commissioner.  
MISES AFFECTED—2-8 Rector street, 56-66  
Trinity place and 91-101 Greenwich street, Man-  
hattan.  
PEARANCES—

For Appellant: Wm. F. Conran.  
For Administration: Inspector Carroll of fire  
department.

ION OF BOARD—Appeal granted on condition.  
DITIONS—As specified in resolution.

E VOTE—  
Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Negative: ..... 0  
Absent ..... 0

## RESOLUTION:

(457-26-A)

WHEREAS, Clinton & Russell for Electric Bond & Share  
any, owner, filed May 21, 1926, an appeal from a  
on of the fire commissioner, affecting premises Nos.

2-8 Rector street; 56-66 Trinity place, and 91-101 Greenwich  
street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated  
May 8, 1926 (Alt. Applic. No. 783-26), reads:

- "1. Provide an 8" riser for the entire building with  
an 8" cross connection.
- "2. Provide two 3" x 3" x 6" siamese connections for  
each 8" riser.
- "3. Provide a gravity tank of at least 3,500 gallon fire  
reserve, 20 feet above the roof.
- "4. Provide an intermediate tank of at least 3,500  
gallons fire reserve, according to Rule No. 35."

and

WHEREAS, the building is fireproof, 23 stories (307 ft. 8  
in.) in height, 118 ft. 7 in. by 142 ft. in depth; OCCUPIED  
for office purposes; EQUIPPED with a standpipe system,  
consisting of a tank in the pipe gallery at top of the build-  
ing, two 6 in. rising standpipe lines with 6 in. cross connec-  
tions in pipe gallery and in the basement with 6 in. headers  
to 3 siamese connections (1 on each street front); the  
rising standpipe lines are encased in terra cotta shafts adja-  
cent to each stairway; and

WHEREAS, the appellant proposes to construct three addi-  
tional stories on top of the existing structure with extension  
of the fire extinguishing appliances; the appellant proposes  
in lieu of complying with the decision of the fire commis-  
sioner to extend the two 6 in. rising standpipe lines; to  
provide a 5,000 gallon pressure tank in the pent house at  
the top of the finished building, said tank is intended to  
serve the five top stories and the pipe gallery; to revise  
the existing tank in pipe gallery to capacity of 3,650 gallons  
and use it for the supply of standpipes below the 22nd story;  
to install 150 gallon per minute automatic electric pump in  
basement for filling purposes and a 4 stage electric pump  
of 750 gallons capacity, connected to the standpipe lines,  
also a 5,000 gallon suction tank connected with the street  
main; the appellant contends that literal compliance with  
objections of the fire department would require extensive  
work and would be costly;

Resolved, that the decision of the fire commissioner be  
and it hereby is *modified*, and the appeal as to Item 1 be and  
it hereby is *granted on condition* that the existing approved  
riser lines shall be not decreased in diameter for the addi-  
tional stories; that the existing riser lines shall be equipped  
on the cross-overs with emergency control valves, sealed open  
and properly marked to indicate their use; and that the  
standpipe equipment otherwise throughout the building shall  
comply with the rules in all respects; as to Items 2, 3 and  
4 the appeal be and it hereby is *denied*.

459-26-A.

APPELLANT—David M. Jones, for William W. Green,  
owner.

SUBJECT—Appeal from order of the fire commissioner.  
PREMISES AFFECTED—220-222 West 49th street,  
Manhattan.

## PEARANCES—

For Appellant: David M. Jones.  
For Administration: Inspector Maher of fire  
department.

ACTION OF BOARD—Appeal denied.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Holland ..... 3  
Negative: Commissioner Guilfoyle and Dep-  
uty Chief Martin ..... 2  
Absent ..... 0

## THE RESOLUTION:

(459-26-A)

WHEREAS, David M. Jones for William W. Green, owner,  
filed May 21, 1926, an appeal from an order of the fire



# MINUTES

commissioner, affecting premises Nos. 220-22 West 49th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 22, 1926 (Order No. 94502-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the outlet in the highest story. Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, 9 stories (102 ft.) in height, 40 ft. by 100 ft. 5 in. in area at the 1st story and 40 ft. by 92 ft. in area above; OCCUPIED as a hotel; basement, restaurant—11 rooms on each story above; equipped with 3 in. standpipe system; and

WHEREAS, the appellant claims that the building is provided with an enclosed tank on the roof, the bottom of which is 4 ft. above the highest outlet; that the building is equipped with an interior fire alarm system, and fire drills held; furthermore, the appellant proposes to provide an adequate number of approved fire extinguishers on the 9th story.

Resolved, that the order of the fire commissioner be and it hereby its affirmed, and the appeal be and it hereby is denied.

440-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Port Morris Industrial Terminal Co., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—278-292 Locust avenue, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative: 5  
Absent: 0

THE RESOLUTION:

(440-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Fort Morris Industrial Terminal Co., owner, filed, May 18, 1926, an appeal from an order of the fire commissioner affecting premises 278-292 Locust avenue, east building, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 29, 1925 (Order No. 87947-F), reads:

"1. Install a standpipe system with risers 4" in diameter in east building, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway and enclosure.";

and

WHEREAS, the building is non-fireproof, 2 stories (33 ft.) in height, 130 ft. by 100 ft. (12,500 sq. ft.) in area; OCCUPIED: 1st story, storage batteries and charging room, 10 persons; 2nd story, office and stockroom, 6 persons; and

WHEREAS, the appellant contends that there are 5 fire hydrants in front of the premises on Locust avenue, also a city fire alarm box; furthermore, that the building is open on three sides, with 50 per cent glass area along the south and east sides, giving easy access; the appellant contends that it would be a great hardship if compelled to install standpipes under the existing conditions.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby granted on condition that the building shall be not increased in height or area; that no inflammable or volatile oils shall be stored or maintained on the premises; that such buckets and other approved fire extinguishers as required by the fire commissioner shall be installed, distributed and maintained throughout the premises as directed; and granted only so long as the conditions as to the present occupancy and use shall remain unchanged.

492-26-A.

APPELLANT—Ira I. Slomon, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—171 Thompson avenue, L. City, Borough of Queens.

APPEARANCES—

For Appellant: Ira I. Slomon.

For Administration: Inspector Carroll of department.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland

Negative: Commissioner Guilfoyle and Deputy Chief Martin

Absent

THE RESOLUTION:

(492-26-A)

WHEREAS, Ira I. Slomon, owner, filed, June 1, 1926, appeal from a decision of the fire commissioner affecting premises 171 Thompson avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered May 6, 1926 (Alt. Applic. No. 2664-24), reads:

"2. Floors and roof must be portland cement concrete at least 6" thick or brick masonry 8" thick.";

and

WHEREAS, the building is of concrete construction, roof framing unprotected, one story in height, 20 ft. by 40 ft. in area; OCCUPIED for the manufacture of rubber cement, one person; and

WHEREAS, the appellant proposes to construct a No. 10 gauge metal roof on open steel trusses, in lieu of a concrete roof as required by law; to use the structure as a mixing room for the manufacture of inflammable mixture; the appellant contends that the roof he proposes is lighter weight and less dangerous in case of explosion than a concrete roof.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

514-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Charles Sussman, lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1584-1586 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Absent



# MINUTES

## RESOLUTION:

(514-26-A)

WHEREAS, Croker National Fire Prevention Engineering for Charles Sussman, lessee, filed, June 5, 1926, an appeal from an order of the fire commissioner affecting premises 1584-1586 Fulton street, Borough of Brooklyn;

WHEREAS, the order of the fire commissioner (No. 514-26-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at south and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

WHEREAS, the building is non-fireproof, 3 stories (43 ft.) in height, 40 ft. by 100 ft. in area; OCCUPIED: 1st story, manufacture of children's clothing, 23 persons; 2nd story, manufacture of children's clothing, 23 persons; 3rd story, ballroom; and

WHEREAS, the appellant contends that the exposure on the side is a one story building; the exposure on the south side is a two-story extension to a dwelling, and that there is no fire hazard; furthermore, the appellant contends that the building is 43 ft. in height (being only 3 ft. less of the limit where shutters would not be required); and

WHEREAS, there is a frame dwelling at the rear of these premises;

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

APPELLANT—John J. Gilmartin, for Phoenix Hermetic Company, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—3718-3728 14th avenue and 1363-1383 38th street, Brooklyn.

APPEARANCES—  
For Appellant: John J. Gilmartin.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

RESOLUTIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative: ..... 0  
Absent ..... 0

## RESOLUTION:

(522-26-A)

WHEREAS, John J. Gilmartin, for Phoenix Hermetic Co., filed, June 8, 1926, an appeal from an order of the fire commissioner affecting premises 3718-3728 14th avenue and 1383 38th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 1, 1926 (Order No. 75008-F), reads:

"Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with safety check valves and 2½ inch regulation Fire Department outlets on each story (including basements, attics and roofs), placed within main stairway enclosure. \* \* \*"

WHEREAS, the building is of reinforced concrete construction, 4 stories (60 ft.) in height, 116 ft. by 138 ft. 6 in., irregular in plan, about 17,500 sq. ft. in area; OCCUPIED for the purpose of manufacturing metal caps for jars; cellar, 25 persons; 1st story, 25 persons; 2nd story, 100 persons; 3rd story, 60 persons; 4th story, 50 persons; and

WHEREAS, the appellant claims that the building is equipped with an approved sprinkler system with a 35,000 gallon gravity tank and a 6,000 gallon pressure tank; that there is an interior fire alarm system installed with central office connections; furthermore, the appellant contends that the building is supervised by two watchmen, day and night; that the building faces three streets and in addition is open to yard at rear.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be equipped throughout with an approved sprinkler system; and granted so long as the building shall be not increased in height or area; and that the use and occupancy of the premises for small metal products shall remain substantially unchanged.

525-26-A.

APPELLANT—National Rubber Cement Mfg. Co., for I. M. Halpern, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—340 Hamilton street, L. I. City, Borough of Queens.

APPEARANCES—  
For Appellant: Isidor M. Halpern.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Absent ..... 0

## THE RESOLUTION:

(525-26-A)

WHEREAS, National Rubber Cement Manufacturing Co., for I. M. Halpern, owner, filed, June 8, 1926, an appeal with the board of standards and appeal from an order of the fire commissioner, affecting premises 340 Hamilton street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner (No. 98596-LC), reads:

"2. Provide glass bottles of a capacity not exceeding four ounces each, or metal cans of a capacity not exceeding one gallon each, the latter fitted with a screw top so made that the can will be air-tight when closed for inflammable mixtures.

"3. Submit a written statement to the fire department to the effect that label or can or bottle will bear the number of original permit or the number of Certificate of Approval."

and

WHEREAS, the building is non-fireproof, one story in height, 25 ft. by 50 ft. in area; OCCUPIED for the manufacture of rubber cement, 2 persons; and

WHEREAS, the appellant contends as to Item 2—that the present occupancy has been the same during the past eleven years; that the rubber cement is distributed in containers fitted with screw caps in cans of pint, quart, gallon and five-gallon sizes, and in steel drums of ten, fifteen and fifty-five-gallon sizes; furthermore, the appellant proposes to comply with Item 3 as soon as the new permit is issued.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.



# MINUTES

529-26-A.

APPELLANT—Cornell Utilities Co., Inc., for Rapid Cutting Co., Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—284 North 6th street, Brooklyn.

## APPEARANCES—

For Appellant: William Porter.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Absent ..... 0

## THE RESOLUTION:

(529-26-A)

WHEREAS, William Porter, for Cornell Utilities Co., Inc., for Rapid Cutting Co., Inc., owner, filed, June 8, 1926, an appeal from a decision of the fire commissioner, affecting premises 284 North 6th street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered May 22, 1926 (Alt. Applic. No. 30-1926), reads:

"5. The use of grade B fuel oil is not permitted in commercial plants and residences of more than two families unless the room in which equipment is used is cut off from the rest of building by fireproof ceilings and floors. Such rooms must also have direct entrance from street only and be adequately vented direct to the outer air."

and

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 50 ft. in area; OCCUPIED for the manufacture of cardboard novelties, 20 persons; EQUIPPED with a fuel oil burning system consisting of a 500-gallon storage tank incased in concrete in the cellar, and a 55-gallon auxiliary tank on first story, connected by piping to an approved No-Kol oil burner; and

WHEREAS, the appellant claims that the fuel oil installation is separated from the rest of building by fireproof, self-closing doors; that the room is fireproof with the exception of the ceiling, which is of wooden beams, fire retarded with ½ in. gypsum boards; furthermore, the appellant contends that otherwise the fuel oil system complies with the rules of the board for the use of "B" oil; and

WHEREAS, during the presentation of the case at the hearing it was established that there is a vertical opening in the boiler room to the structure above.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

531-26-A.

APPELLANT—William F. Doyle, for Adolph Vogt, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—11-27 Ocean Parkway, Brooklyn.

## APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin ..... 4

Negative: Commissioner Guilfoyle .....

Absent .....

## THE RESOLUTION:

(531-26-A)

WHEREAS, William F. Doyle, for Adolph Vogt, own filed, June 9, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 11-27 Ocean Parkway, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner (Order No. 89422-F), reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 pounds per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation fire department outlets on each story including basements, cellars and roofs placed within main stairway enclosure

and

WHEREAS, the building is of frame construction, a partly of brick, 2 stories (30 ft.) in height, 161 ft. 3 in. 95 ft. and 170 ft. 5 in., irregular in depth at 1st story, 111 ft. 3 in. by 170 ft. 5 in. in depth at 2nd story; ab 21,600 sq. ft. in area at 1st story; OCCUPIED as a riding academy, reception hall, riding arena and stable for the accommodation of 100 horses; and

WHEREAS, the appellant claims that the main part floor spaces is used as a riding arena, the rest of floor space as a stable; the appellant contends that while the floor area exceeds the area prescribed for standpipe installation, occupancy does not warrant it; furthermore, that the building faces three streets and practically only one story height.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension; and *granted* so long as existing use and occupancy shall remain unchanged.

539-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Locke & Co., lessee.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—437-453 East 56th street, Manhattan.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Absent .....

## THE RESOLUTION:

(539-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Estate of Robert Goellet, trustee, owner, filed, June 11, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 437-453 East 56th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 3, 1925 (Order No. 81580-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be elevated that the bottom will be not less than 20 feet above the hose outlet of the highest story. Sec. 20-12, Code of Ordinances."

Order No. 81581-F:



# MINUTES

"2. Disconnect standpipe supply risers from sprinkler system. Sec. 20, Chapter 12, Code of Ordinances.";

WHEREAS, the building is fireproof, 4 stories (52 ft.) in height, 180 ft. by 78 ft. 1½ in., about 12,500 sq. ft. in area on 1st story and 11,675 sq. ft. in area above; OCCUPIED for the manufacture of automobile bodies: 1st story, office and repair shop, 15 persons; 2nd story, auto service, 10 persons; 3rd and 4th stories, auto body building, 15 persons on 3rd story; EQUIPPED with a sprinkler system fed from a standpipe in connection to the 56th street main, a 30,000-gallon water tank 30 ft. above the roof with two siamese connections (one on each street front), also a standpipe system consisting of two 4-inch standpipe risers (one in each stair case) with two siamese connections (one on each street front); the sprinkler and standpipe systems are both fed from the 30,000-gallon tank on the roof; and

WHEREAS, the appellant claims that the floor area of the building is divided on each story by fireproof partitions so that the largest open floor area on 1st and 2nd stories is 10,000 sq. ft.; on the 3rd story, 6,700 sq. ft.; on the 4th story, 9,500 sq. ft.; the appellant contends that the above divisions only slightly exceed those in a building where standpipes are not required by law.

Resolved, that the order of the fire commissioner be and the same be affirmed, and the appeal be and it hereby is affirmed.

25-A.  
APPELLANT—Homer Oil Burner Corp.  
SUBJECT—Application for reopening, reconsideration, appeal from decision of fire commissioner.  
PREMISES AFFECTED—280 Broadway, West New Brighton, Richmond.  
APPEARANCES—None.

ACTION OF BOARD—Appeal restored to calendar; ninety day permit granted.

VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative: ..... 0  
Absent ..... 0

## RESOLUTION:

(1212-25-A)

WHEREAS, Capitol Theater Company, Inc., lessee, filed, on March 21, 1925, an appeal from a decision of the fire commissioner, affecting premises 280 Broadway, Borough of Richmond (West New Brighton); and

WHEREAS, the decision of the fire commissioner, rendered on March 12, 1925 (Alteration Application No. 1969-1925),

Resolved, that the decision of the fire commissioner be and the same be modified and the appeal be and it hereby is affirmed for the operation of this plant for a period of 90 days on condition that the installation conform with the fuel oil rules in all other respects.

WHEREAS, the building is fireproof, one story and balcony, 50 ft. 8 in. by 124 ft. in area; OCCUPIED as a picture theatre; and

WHEREAS, there has been installed a fuel oil burning system consisting of a 500-gallon oil storage tank, buried outside the building, a 30 gallon auxiliary tank, a Homer oil burner and necessary valves and piping to make a complete installation; and

WHEREAS, this appeal was previously withdrawn and refiled on request of Homer Oil Burner Corp.; and

WHEREAS, appellant requests a temporary permit for operation of the oil burning installation, pending the approval of the board;

Resolved, that the decision of the fire commissioner be and the same be modified and the appeal be and it hereby is affirmed for the operation of this plant for a period of 90 days on condition that the installation conform with the fuel oil rules in all other respects.

## BUILDING ZONE CASES.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Eveleth, owner.

SUBJECT—Application (re decision of supt. of buildings) to permit under sections 7c and 21 of the building zone resolution, in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—N. E. corner, of Inwood avenue and Macombs road, The Bronx.

### APPEARANCES—

For Applicant: J. F. Dusenberry.

For Opposition: None.

ACTION OF BOARD—Laid over to October 5, 1926, at 10 a. m., on request of applicant's representative.

453-26-BZ.

APPLICANT—John J. Dunnigan, for Pasquale Fiore, owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a factory building.

PREMISES AFFECTED—460-468 Southern Boulevard, The Bronx.

### APPEARANCES—

For Applicant: J. F. Dusenberry.

For Opposition: None.

ACTION OF BOARD—Laid over to October 5, 1926, at 10 a. m., on request of applicant's representative. (For final disposition.)

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Greenberg, owner.

SUBJECT—Application for reopening, reconsideration, (re decision of the tenement house commissioner) under sections 7c and 21 of the building zone resolution, to permit in an "F" area district extending from a "C" area district, the erection and maintenance of a tenement house with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district.

PREMISES AFFECTED—S. W. corner of Forest Parkway and Ruth place, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Edward C. Morsch.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

### THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative: ..... 0

Absent ..... 0

## THE RESOLUTION:

(199-26-BZ)

WHEREAS, William F. Doyle, for Hyman Greenberg, owner, filed, March 9, 1926, an application, under the building zone resolution, to permit in an "F" area district, extending from a "C" area district, the erection and maintenance of a tenement house with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district; premises southwest corner of Forest Parkway and Ruth place, Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,



# MINUTES

September 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Forest Parkway "F" area district extending to a line 100 ft. east and west, 85th Drive (Ruth Place) "C" area district extending westerly from a line 100 ft. west of Forest Parkway, are in residence use districts; and

WHEREAS, the decision of the Tenement House Commissioner, rendered February 2, 1926, N. B. 93-1925, reads:

"4. As area of this district has been changed from a "C" to an "F" district and proposed building does not comply with all the requirements of the Zone Law.";

and

WHEREAS, the proposed building is of non-fireproof construction, 6 stories in height, with a frontage of 151.08 ft. and a depth of 100.06 ft. and 157.9' ft., irregular, to be occupied as a tenement house; and

WHEREAS, the original application was denied by the board June 16, 1926; reopened July 27, 1926, for reconsideration; the applicant now proposes to erect a six-story instead of a four-story building with the condition that the building will be set back from the street line 10 ft.; the applicant has filed block plans showing the new proposition, also ten additional consents of property owners within the area affected; and

WHEREAS, permits were issued by the tenement house commissioner for the erection of a 4 story building prior to the change in the area district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-c of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to comply with the strict letter of the zoning regulations.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the proposed building shall be limited in height to a six-story apartment house structure, the front elevation on Forest Parkway to set back not less than ten feet from the established building line on Forest Parkway throughout the entire front; that the southerly and westerly gable walls shall be finished with light colored face brick, with natural stone or marble sills; that the front elevation shall be of attractive design, finished in face brick or natural stone; that elevators shall be installed sufficient to accommodate the tenancy of this proposed structure; that a return drawing of elevation of first story plans shall be made to this board for approval before submitting same to the superintendent of buildings; that the building shall be constructed in accordance with the tenement house law; that the requirements of the zoning resolution shall be complied with in all other respects; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

664-26-BZ.

APPLICANT—Rouse & Goldstone, for A. B.-28 East 52nd Street Corp., owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under section 7 (c) of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building.

PREMISES AFFECTED—28 East 52nd street, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles Craig and Mr. Engel.

For Opposition: James A. McCarthy, Ellwood Thomas and Percy Jackson.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle and Deputy Chief Martin .....

Negative: .....

Absent .....

THE RESOLUTION:

(664-26-BZ)

WHEREAS, Rouse & Goldstone, for A. B.-28 East Street Corporation, owner, filed, July 30, 1926, an application under the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building; premises 28-36 East 52nd street 481 Madison ave. (southeast corner), Manhattan; and

WHEREAS, a public hearing was held on this application the board of standards and appeals, at its regular meeting September 30, 1926, after due notice by publication in Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Madison ave. is in a business district, East 52nd street is in a residence district and East street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered July 19, 1926, re: N. B. 341-1926, which reads:

"1. Building encroaches into residence district, contrary to the provisions of Section 3 of Building Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, 28 stories in height, with a frontage of 100 ft. and a depth of 124 ft. 6 in., to be occupied as a business building; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-c of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to carry out the strict letter of the zoning regulations.

*Resolved*, that the board of standards and appeals hereby *make a variation* in the application of the area district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that there shall be no business exits or entrances within the residence use area of the premises; that there shall be no advertising display of any nature or description, signs or otherwise, within the residence use area; that the sills of windows within the residence area shall be not less than 6 in. above grade; that the rear walls where exposed adjoining and abutting premises shall be finished with light colored face brick; that the requirements of the building zone resolution shall be complied with in all other respects as to height, area, rear yard requirements and side setbacks; that all permits necessary for the prosecution of the work shall be obtained in nine months and the building completed within eighteen months from the date of this action.

675-26-BZ.

APPLICANT—Weinberger and Weishoff, Inc., for Broadway Corp., owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under sections 7e and 7c of the building zone resolution, to permit partly in a residence district and partly in a business district the extension and extension in height of a garage for storage of more than five (5) motor vehicles.

PREMISES AFFECTED—4172 Broadway, Manhattan.

APPEARANCES—

For Applicant: Charles Craig.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioner Connell, Holland and Guilfoyle .....

Negative: Deputy Chief Martin .....

Absent .....



# MINUTES

## THE RESOLUTION:

(675-26-BZ)

WHEREAS, Weinberger & Weishoff, Inc., for 4172 Broadway Corporation, owner, filed, July 31, 1926, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district, the alteration and extension in height of a garage for the storage of more than five motor vehicles; premises 4172 Broadway, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district, West 176th street is in a residence district and West 177th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 24, 1926, Alt. 1493-1926, reads:

"1. Proposed addition to garage is unlawful in a business or residence district unless use is changed to a use permitted in these districts; Art. 11, Building Zone Resolution.

"2. Proposed addition in height is contrary to conditions under which original approval was granted, viz.: that building be restricted in height to four stories.";

and

WHEREAS, the existing building is of fireproof construction, four stories in height, with a frontage of 103 ft. 11¼ in. and a depth of 156 ft. 4¾ in., and 127 ft. 9 in., irregular, to be occupied as a garage; and

WHEREAS, a variation of the building zone resolution was granted by the board under Cal. No. 858-24-BZ for the erection of a four story building on this site; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7-c and 7-e of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to carry out the strict letter of the zoning resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted*, as to the erection of the two-story addition, *on condition* that the requirements of the zoning law otherwise shall be complied with; that all permits necessary for the prosecution of the work shall be obtained within six months and the building completed within eighteen months from the date of this action; that the conditions of the original resolution otherwise shall be complied with in all respects.

Adjourned 2:15 P. M.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

THURSDAY AFTERNOON, SEPTEMBER 30, 1926.  
Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

47-26-S.  
PETITIONER—John J. Hearn, for 34 East 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—34 East 30th street, Manhattan.

APPEARANCES—

For Petitioner: Merwin Lewis.

ACTION OF BOARD—Laid over to October 13, 1926, at 2 p. m., on request of petitioner.

58-26-S.  
PETITIONER—Oscar Heyman & Bros., for 58-64 West 40th st. Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—

For Petitioner: Robert S. Tipping.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m., on request of petitioner.

365-26-S.  
PETITIONER—Hayden W. Wheeler & Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—

For Petitioner: Robert S. Tipping.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m., on request of petitioner.

448-26-S.

PETITIONER—American Watch Case Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—

For Petitioner: Robert S. Tipping.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m., on request of the petitioner.

365-26-S.

PETITIONER—Luke Flanagan, for Max Teitelbaum, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—21-23 Bleecker street, Manhattan.

APPEARANCES—

For Petitioner: Luke Flanagan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative: .....	0
Absent .....	0

### THE RESOLUTION:

(365-26-S)

WHEREAS, Luke Flanagan, for Max Teitelbaum, owner, filed, April 26, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 21-23 Bleecker street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 20, 1926 (No. 93073-LD), reads:



# MINUTES

"1. Provide an additional means of egress from basement and from first story, same to be located at rear of building as per Section 271 of the Labor Law.

"2. Remove the substandard fire escape on the rear of building or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, adopted May 9th, 1924.

"Among the defects noted are the following:

"Windows on course not fireproof, self-closing."

and

WHEREAS, the building is non-fireproof, 3 stories in height, 40 ft. by 54 ft. in area; separated into two sections by a fore and aft 6-inch hollow tile wall with openings therein on each story; OCCUPIED: basement, storage of furs and show room, 3 persons; 1st story, storage of furs and show room, 4 persons; 2nd story, manufacturing furrier, 8 persons; 3rd story, manufacturing furrier, 4 persons; EXITS: an interior wooden stairway, extending from the 1st story to top story; enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the front of the building, having openings along the course thereof, extending from the top story to the 2nd story balcony with counter-balanced ladder to street; a substandard fire escape on the rear of the building, extending from the 3rd story to the extension roof of building No. 23 Bleecker street with gooseneck ladder from extension roof to main roof of No. 21 Bleecker street; ROOFS of adjoining buildings to west, same height; to east, 3 stories higher; and

WHEREAS, petitioner contends that no manufacturing is done on the basement or on the 1st story; and that the substandard fire escape would be helpful to the fire department, and requests the acceptance of the existing means of egress.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* as to item 1 *on condition* that a gooseneck ladder shall be provided from the top story balcony of the existing rear fire escape to the roof; that a party wall fire escape balcony shall be provided at the first story level with egress thereto from each section of the building; and a drop ladder in guides shall be provided from such balcony to the yard; that the fire escape shall be maintained structurally safe; that one window in each section at rear shall be cut down to door opening, with egress direct to the yard; that an opening shall be provided and maintained from this yard to the adjoining premises to the west.

500-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Wm. Wise & Son, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—440 Fulton street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(500-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Mrs. Rosa Abrahams, owner, filed, June 2, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the fire commissioner, affecting premises No. 440 Fulton street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated May 1, 1926, reads:

"Replying to your letter of the 29th ult. requesting information regarding the requirements of this Department in the event of the above premises being occupied for manufacturing purposes you are hereby advised as follows:

"Arrange the fire escape on the rear of building as per Section 271-3 of the Labor Law and the rules of the Board of Standards and Appeals.

"Note: Defects.

"No stairway to roof. No safe passageway from termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. 8½ in. by 100 ft. in area; OCCUPIED: 1st story, salesroom, 12 persons; 2nd story, salesroom, 8 persons; 3rd story, offices, 10 persons; 4th story, jewelry repair shop, 2 persons; EXITS: an open interior wooden stairway, extending from the 1st story to roof; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from 3rd story to the 4th story a balcony on the 2nd story, a gooseneck ladder to the roof; no legal means of egress from the termination of the fire escape. ROOFS of adjoining buildings: one story lower to west, same level at east; and

WHEREAS, the petitioner proposes to install a sprinkler system and a fire alarm system, also to provide stairway from 2nd and 3rd story fire escape balconies to the adjoining extension roof at south from which egress may be had through the 3rd story rear windows of adjoining buildings facing Fulton street and Hoyt street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* *on condition* that the building shall be not increased in height that it be equipped with a wet sprinkler system and fire alarm signal system; that a 60-degree connecting stairs shall be provided from the existing third story balcony to the roof of the adjoining extension to the south, egress from which may be had to the next adjoining building to the south and to the west; that a 60-degree stairway shall be provided from the lowest level at the rear to the roof of the adjoining extension to the south, separate from the existing fire escape and *granted* so long as conditions as to occupancy and use remain substantially unchanged.

501-26-S.

PETITIONER—Charles H. Gillespie, for Lulu Henning, owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—130 West 45th street, Manhattan.

APPEARANCES—

Petitioner: Sidney L. Strauss.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative: .....	0
Absent .....	0

THE RESOLUTION:

(501-26-S)

WHEREAS, Charles H. Gillespie, for Lulu Henning, owner, filed, June 2, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 130 West 45th street, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, dated April 12, 1926 (Alt. Applie. No. 630-26), reads:

"Provide safe passageway to the street in accordance with Section 273 of the Labor Law.";

and  
WHEREAS, the building is non-fireproof, 4 stories in height, 20 ft. by 65 ft. in area; OCCUPIED: Cellar, boiler and storage; 1st floor, show room, 10 persons; 2nd floor, dressmaking, 20 persons; 3rd floor, dressmaking, 20 persons; 4th floor, private apartment, 1 family; EQUIPPED with a fire alarm system, the means of egress consisting of an interior stairway extending from the 1st story to 4th story, with scuttle and iron ladder to the roof, enclosed in wood stud lath and plaster partition, with fireproof, self-closing doors at the opening and fire escape on the rear of the building, with stair and landing to roof; a stationary stair from lowest balcony to the yard, with egress from yard by gate in fence to adjoining yard on the west, with fireproof windows along the course of the fire escape; and

WHEREAS, petitioner contends that permission has been obtained from the owners on the west for use of their building as a means of egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as egress from the termination of the fire escape is concerned, on condition that an opening shall be provided from the rear yard to the adjoining premises to the west and that an affidavit of consent from owner of adjoining premises shall be filed with the superintendent of buildings; and that the fire escape shall comply with the labor law in all other respects.

26-S.

PETITIONER—George M. Wood, for estate of Peter D. Strauch, lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—22-26 10th avenue, Manhattan.

APPEARANCES—

For Petitioner: George M. Wood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Absent ..... 0

THE RESOLUTION:

(281-26-S)

WHEREAS, George M. Wood, for Estate of Peter D. Strauch, lessee, filed, April 3, 1926, a petition for variation of the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises Nos. 22-26 Tenth avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated July 5, 1926, read (Order No. 82126-LD):

"1. Remove the substandard fire escape on the front of the building or reconstruct same as per Section 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9th, 1924; NOTE:—Among the defects noted are the following:

"Windows on course not fireproof self-closing. No scuttle ladder in guides from lowest balcony to ground.

"2. Enclose both interior stairways serving as required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending from 1st story and including the bulkhead on the roof, constructed as per Section 271 of the Labor Law and Rule 1, Board of Standards and Appeals, adopted July 29th, 1924.

"3. Extend the interior stairways at north and south sides of building to the roof, as per Section 271 of the Labor Law, said extension and the landings and passageways connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3 ft. above the roof, as per Sections 271 and 272 of the Labor Law and Rule 2 of the Industrial Code. SEE NOTE."

(Order No. 82129-LF)

"1. Install an adequate interior electric fire alarm system in accordance with the Rules of Board of Standards and Appeals and the enclosed approved layout.";

and  
WHEREAS, the building is non-fireproof, 4 stories, 75 ft. by 75 ft. in area. OCCUPIED: First floor, wholesale meat business, storage; 2nd floor, storage of meat and office, 4 persons; 3rd floor, business, wafer crackers, 20 person; 4th floor, polishing pianos, 2 persons. EXITS: An interior stairway extending from the 1st story to 4th story at the southerly corner of the building, enclosed in wood partitions with wood doors at the openings; a sub-standard fire escape on the front of the building, with landing on a galvanized shed over the 1st story with drop ladder from shed to street; a horizontal exit at the front of each story leading into a brick enclosed stairway of buildings Nos. 28 to 30, with fireproof self-closing doors at the openings; a horizontal exit at the rear in each story, leading to buildings Nos. 28 to 30, with fireproof self-closing doors at openings; ROOFS of adjoining buildings are 5 feet lower at the south and 15 feet lower at the east; and

WHEREAS, petitioner contends that the means of egress are adequate for the small number of persons employed.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed, and the petition be and it hereby is denied.

511-26-S.

PETITIONER—Chester James Storm, for Eljack Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—440-448 Ninth avenue and 336-378 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Chester James Storm.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(511-26-S)

WHEREAS, Chester James Storm, for Eljack Realty Corporation, owner, filed, June 4, 1926, a petition for variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 440-448 Ninth avenue and 336-378 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 27, 1926, re: N. B. Applic. 49-1926, reads:

"It is proposed to have the glass area in the show window of the 1st, 2nd and 3rd stories, facing streets, of a glass area in excess of that required by labor law.

"This amendment is disapproved with the following objection: (Dated, March 29, 1926.)

"Proposed amendment is unlawful, Section 264-7-e of labor law.";

and

WHEREAS, the building is fireproof, 18 stories in height, 198 ft. 10 1/2 in. by 98 ft. 9 in. in area; OCCUPIED, show rooms and factory; 1st and mezzanine floors, 125 persons;



# MINUTES

second to 18th floor, 240 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; means of EGRESS consisting of one interior fireproof stairway extending from first story, and one fire tower; and

WHEREAS, petitioner proposes to construct show windows on the 1st, 2nd and 3rd stories on the front of the building of metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, the maximum area of glass to be, on first story, 72 sq. ft., on second story, 52 sq. ft., and on third story, 52 sq. ft.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the windows on the street fronts of the three lower stories on condition that all openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

523-26-S.

PETITIONER—Samuel Rosenblum, for Otto Volkening, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—347 East 102nd street and 1981-1985 First avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum, Otto Volkening.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(523-26-S)

WHEREAS, Samuel Rosenblum, for Otto Volkening, owner, filed, June 8, 1926, a petition for a variation of the labor law as cited in order of the fire commissioner, affecting premises 347 East 102nd street and 1981-1985 First avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 96062-LD, dated May 13, 1926, reads:

"1. Provide an additional required means of exit, remote from the existing stairway from the 1st and 2nd stories in accordance with the requirements of Rule 3 of the Board of Standards and Appeals, adopted July 29, 1924.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 60 ft. by 60 ft. in area. OCCUPIED: 1st story, stores; 2nd story, dressmaking and storage, 25 persons; means of EGRESS consisting of an interior wooden stairway extending from 1st to 2nd story with iron ladder to scuttle in the roof; and

WHEREAS, petitioner contends that there is available directly in front of the building at the level of the 2nd story a corrugated steel stationary awning resting on columns, which covers the entire frontage, both on 102nd street and on First avenue, continuing in front of three other buildings along First avenue to 103rd street; that there are nine windows on the First avenue front leading to this steel awning; and petitioner further contends that the means of egress are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted

on condition that a party wall fire escape balcony shall be provided on the First avenue front, northerly end, at 2nd story connecting with the next adjoining premises to the north, separated from these premises by an unpierced brick wall; and granted only so long as the building shall be not increased in height or area, and the occupancy remains unchanged.

252-26-S.

PETITIONER—Julius Eckmann, for Darby Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—511-513 West 51st street Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann, Mr. Pewtress.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	
Negative .....	
Absent .....	

THE RESOLUTION:

(252-26-S)

WHEREAS, Julius Eckmann, for Darby Realty Corporation, owner, filed, March 24, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 511-513 West 51st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 7, 1925, reads (Order No. 83581-LD):

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 45 ft. by 90 ft. in area; OCCUPIED as laundry, 25 persons per story; EQUIPPED with a fire alarm signal system; EXITS: An interior wooden stairway, extending from the 1st story to top story; enclosed in wooden partitions with wooden doors at openings; also an interior wooden stairway at the easterly side of the building, extending from the 1st story to the roof, enclosed in fire resisting partitions with fire doors at openings; a 60 degree fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the rear yard; with EGRESS from the termination of the fire escape by means of a door, in the fence, leading to the yard to the west of ROOFS of adjoining buildings, to west 25 ft. lower; and

WHEREAS, petitioner contends that the fire escape complies with the labor law, excepting as to egress from the termination and requests that the existing means of egress be accepted as adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the egress from the termination of the fire escape on the rear on condition that an opening shall be provided in the fence to the rear yard of the premises to the west, with egress through the adjoining tenement houses to the west, and that a portable drop-ladder, chain to the parapet, shall be provided, and maintained on the roof of the first story extension at the rear, and that the fire escape shall comply with the requirements of the labor law in all other respects.



# MINUTES

998-25-S.  
**PETITIONER**—John J. Dwyer, for Feld Franken Co., lessee.  
**SUBJECT**—Application for reopening, reconsideration, re variation of labor law as cited in order of fire commissioner.  
**PREMISES AFFECTED**—270-276 West 38th street and 554-558 Eighth avenue, Manhattan.  
**APPEARANCES**—  
 For Petitioner: John J. Dwyer.  
**ACTION OF BOARD**—Petition reopened and granted on condition.  
**CONDITIONS**—As specified in resolution.  
**THE VOTE TO REOPEN AND GRANT ON CON-**  
**DITION**—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
 Negative ..... 0  
 Absent ..... 0  
**THE RESOLUTION:**

(998-25-S)  
**WHEREAS**, Croker National Fire Prevention Engineering Co., for Feld, Franken Co., lessee, filed, September 29, 1925, petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 270-276 West 38th street and 554-558 Eighth avenue, Borough of Manhattan; and  
**WHEREAS**, the order of the fire commissioner, dated June 1925 (Order No. 80775-LD), reads:  
 "1. Remove all partitions not built of incombustible material, as per Sections 262 and 270 of the Labor Law.";

**WHEREAS**, the building is fireproof, 20 stories in height, 8 ft. 3 in. by 98 ft. 9 in. in area; OCCUPIED: 1st story, offices; upper stories, offices, show rooms and manufacturing, approximately 50 persons per story; petitioner occupies a part of the West 38th street front of the 8th story for offices, show rooms and manufacturing women's coats. EQUIPPED with a sprinkler system and a fire alarm system; EXITS: two interior fireproof stairways extending from the 1st story to roof, enclosed in fireproof partitions and fire doors at openings; and

**WHEREAS**, petitioner contends that the office, show rooms and sample rooms are enclosed in 7-ft. high ornamental partitions and are so arranged as not to interfere with the sprinkler system; and requests that these partitions be permitted to remain and proposes to remove all other combustible partitions; and

**WHEREAS**, this petition was denied by the board at its meeting, June 22, 1926, and lessee, through his attorney, J. Dwyer, requested a reopening of the case and a variation of the labor law as to certain partitions.

**Resolved**, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the interior decorative wood finish of the room, office and sample room, on the show room side, on condition that the wood trim be backed up solidly with partitions of approved fireproof construction from the floor to ceiling, and that all other wood partitions on this floor shall be removed and that the requirements of the labor law be complied with in all other respects; and denied the petition as to any other inside wood partitions.

534-26-S.  
**PETITIONER**—Sugarman & Berger, for 63 Prince Street Corp., owner.

**SUBJECT**—Application for reopening, modification of resolution, re variation of labor law as cited in decision of superintendent of buildings.  
**PREMISES AFFECTED**—63-65-67 Prince street, Manhattan.

## APPEARANCES—

For Petitioner: William J. Minogue.  
**ACTION OF BOARD**—Petition reopened and resolution amended.

## THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION:

(114-26-S)  
**WHEREAS**, Sugarman and Berger, for 63 Prince Street Corp., owner, filed, February 10, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 63-65-67 Prince street, Borough of Manhattan; and  
**WHEREAS**, the decision of the superintendent of buildings, rendered January 22, 1926 (N. B. Applic. No. 415-1925), reads:

"1. All windows should conform to Section 264 of Labor Law. No pane in windows may exceed 720 sq. inches.";

and  
**WHEREAS**, the building is fireproof, 15 stories in height, 84 ft. 9 in. by 143 ft. 4 in. in area; OCCUPIED as a tenant factory, 120 persons on each story; and

**WHEREAS**, the petitioner proposes to install plate glass windows set in metal frames on the two street fronts, the maximum size: 1st story, 10 ft. by 9 ft. 5 in.; 2nd story, 4 ft. 6 in. by 6 ft. 2 in.; the petitioner contends that the windows under this petition will be used as shop windows; and

**WHEREAS**, this petition was granted by the board at its meeting, May 25, 1926, on certain conditions and petitioner requests a modification of these conditions as to the use of metal-covered frames instead of all metal.

**Resolved**, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the openings on the street front of the two (2) lower stories on condition that all openings shall be equipped with frames and sashes complying with the labor law glazed with 1/4 inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL.

534-26-SA.  
**PETITIONER**—Socony Burner Corporation.  
**SUBJECT**—Socony Industrial Type "A" Burner, approval of.

## APPEARANCES—

For Petitioner: J. J. Cosgrove.  
**ACTION OF BOARD**—Petition placed on reserve calendar pending inspection of committee of the board.

560-26-SA.  
**PETITIONER**—N. Y. Franklin Oil Burners, Inc.  
**SUBJECT**—Franklin Domestic Oil Burner, approval of.

## APPEARANCES—

For Petitioner: Lindley Vinton.  
**ACTION OF BOARD**—Petition placed on reserve calendar pending inspection by committee of board.

443-26-SA.  
**PETITIONER**—American Schaeffer and Budenberg Corporation.  
**SUBJECT**—Approval of American Anti-Syphon Fuel Oil Valve.



# MINUTES

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request of petitioner.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

1191-24-SA.

PETITIONER—Socony Burner Corp.

SUBJECT—Application for reopening, amendment of resolution, re approval of Socony Arrow Oil Burner Pump and Fan Set with vacuum tank, etc.

APPEARANCES—

For Petitioner: J. J. Cosgrove.

ACTION OF BOARD—Petition withdrawn on request of petitioner's representative, burner being of a type approved by the board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

846-25-SA.

PETITIONER—William F. Regan.

SUBJECT—Application for reopening, amendment of resolution, re approval of KFC Fuel Oil Burner.

APPEARANCES—

For Petitioner: William F. Regan.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(846-25-SA)

WHEREAS, William F. Regan, filed, August 20, 1925, a petition with the board of standards and appeals for approval of the device known as the K. F. C. Burner; and

WHEREAS, a committee of the board visited the premises, 96 82nd street, Brooklyn, and inspected the K. F. C. Burner in operation; and

WHEREAS, the board approved the burner April 27, 1926, for use with grade B fuel oil in domestic installations and

petitioner requests the approval of the burner for use with grade A oil; and

WHEREAS, the burner is constructed so as to burn either grade A or grade B fuel oil.

Resolved, that the board of standards and appeals do hereby approve the K. F. C. Fuel Oil Burner for use with grade A and grade B oil in domestic installations on condition that the fuel oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

939-24-SA.

PETITIONER—Ballard Interstate Company, owner.

SUBJECT—Application for reopening, modification of resolution, re approval of the Ballard Super Domestic Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(939-24-SA)

WHEREAS, the Ballard Oil Equipment Company on July 10, 1924, a petition with the board of standards and appeals for approval of their device known as the Ballard Super Domestic Oil Burner; and

WHEREAS, a committee of the board visited the premises, 285 Flatbush avenue extension, Brooklyn, and inspected the oil burner in operation, and

WHEREAS, the board, April 27, 1926, approved the burner for use with grade "B" fuel oil in domestic installations and petitioner now requests that the burner be approved for use with grade "A" fuel oil in domestic and commercial installations for which use and operation the burner is fitted.

Resolved, that the board of standards and appeals do hereby approve the device known as the Ballard Super Domestic Oil Burner for use with grade "A" and grade "B" fuel oil in domestic and commercial installations on condition that the fuel oil burning equipment be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals and that the trip switch controls be made accessible and placed outside the ash pit of furnace.

Adjourned 5:10 P. M.

WILLIAM J. O'GORMAN, Secretary

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918; REVISED MAY 13, 1919.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming with all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules. Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

**Rule 2. Definitions Relating to Elevators.**

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet height.

(c) The term "hand power elevator" shall apply to all forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended and supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the aid of an operator thereon.

(g) The term "future installations" shall apply to elevators, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to elevators, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

The term "power driven elevator" shall apply to all forms of elevator except those operated by hand power, whether in both directions, or through friction grip on the rope.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on forms furnished by the superintendent of buildings, and shall state the size, manner of construction, speed, capacity, and essentials, and mode of operation of the same, and be accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from use, the damaged parts must be completely re-

newed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

**Rule 8. Rules to be Posted.** In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the oper-



# RULES

ation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

**Rule 12. Hoistway Enclosure.** In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half (1½) inches; when grille work is used there shall be not more than one and one-half (1½) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths (¾) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such

alteration shall be of substantial material and construction, properly braced and carried the full height of the shaft, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give required head room, and shall close automatically upon the car leaving the landing in either direction; except that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric locking or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom rails spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations counterweights shall have their sections securely bolted together with one or more rods, as determined by the engineer in charge of buildings. Such rods must pass through the sub-weights and at least one portion of the frame. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when



# RULES

permost position, be protected on all exposed sides the full length of the counterweight with substantial and properly curved shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof full-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car shall be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set at the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved limit devices as follows:

- a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine in the shaft or on the car;
- b) for Traction Type Electric Elevators, limit switches on the shaft or on the car;
- c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;
- d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;
- e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;
- f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate. When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the

operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

**Rule 24. Escalators.** In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half ( $\frac{1}{2}$ ) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have a trap



# RULES

door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

**Rule 28. Freight Car Enclosure.** In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half (1½) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

## WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
0-4000 lbs. ....	7½	7½	7½	6½
4001-15000 " ....	14	14	14	7½
15001-40000 " ....	30	30	30	7½

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each of counterweights. In drum type machines, the lift and counterweight ropes shall have at least one turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not less than one-fortieth (1/40) of the diameter of any shaft or drum over which it passes. All ropes used in operation of elevators shall be of steel, iron or malleable covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with independent rope control. Where overhead machines are used, equalizing arms will be permitted on the car and counterweight. Nothing in this rule shall prohibit the use of chains in sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator shall not be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or where the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open spaces shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by guides or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a door in such a grating where other suitable access can be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, hand-power elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at its lowest possible position. In the case of power-driven



# RULES

side type elevators, the clear space between the bottom of pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or any purpose not required for the elevator equipment; this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of counterweight of not less than two (2) feet for traction hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly protected, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of elevator machinery, and there shall be not less than thirty (12) inches clearance at limit stop devices on main and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as

deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Resolved Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting December 16, 1919, unanimously rescinded an opinion previously expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a permitted use in a business district under the building zone resolution. The board unanimously rescinded this expressed opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved,* that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth Street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth Street. Price, 20c; by mail, 35c.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	9
Cases filed up to and including September 29, 1926. ....	797	Dismissed .....	5
Restored to calendar.....	69	Denied .....	21
		Granted .....	60
		Granted on condition.....	2
		Appliances approved .....	1
		Appliances dismissed, disapproved or withdrawn..	1
		Rules approved .....	1
		Rules disapproved or rescinded.....	1
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen .....	191	Requests to reopen granted .....	17
Requests to amend .....	35	Requests to reopen denied .....	10
Requests for modification .....	30	Requests to amend granted .....	3
Requests to rescind .....	5	Requests to amend denied .....	2
Requests for extension of time .....	15	Requests for modification granted .....	2
Requests for extension of permit .....	29	Requests for modification denied .....	1
Requests for mechanical installations .....	1	Requests to rescind granted .....	1
Requests for approval of plans.....	12	Requests to rescind denied .....	1
Administrative requests.....	1	Requests for extension of time granted .....	1
Requests for interpretation.....	0	Requests for extension of time denied .....	1
		Requests for extension of permit granted .....	2
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	1
		Plans approved .....	1
		Plans disapproved .....	1
		Administrative requests granted .....	1
		Administrative requests denied or withdrawn.....	1
		Interpretations .....	1
		Requests withdrawn or dismissed.....	1
Total .....	1928	Total .....	1320
Disposed of.....	1320		
Cases pending September 29, 1926.....	608		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Notice of Postponement.

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, October 1, 1926, at 10 a. m.

Minutes of Regular Meeting, October 5, 1926, at 10 a. m.

Minutes of Regular Meeting, October 5, 1926, at 2 p. m.

Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Wednesday, October 13, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 19, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending October 6, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
814-26-BZ.....	B.B.M.	.116-122 W. 100th st., Man., N. B 44-1926
813-26-BZ.....	T.H.D.	.1642 Benson ave., Bklyn., N. B. 684-1926
812-26-S.....	F.D.	....1884-1888 Broadway, Man., L. D. 81595
811-26-BZ.....	B.B.Q.	.9100 Atlantic ave., Wood- haven, Q., N. B. 12915-26
810-26-BZ.....	B.B.B.	..2376-2390 Gravesend ave., Bklyn., Applic. 4043-26
809-26-BZ.....	B.B.M.	.783 St. Nicholas ave., Man., Alt. 762-26
808-26-S.....	F.D.	....655 East Fordham rd., Bx., L. D. 89063
807-26-A.....	F.D.	....387-405 Southern blvd., Bx., F-67594
806-26-A.....	F.D.	....466 Vanderbilt ave., Bklyn., L. C. 94031
805-26-A.....	F.D.	....301-307 E. 22nd st., Man., F-79464
804-25-A.....	F.D.	....38-40 Commerce st., Man., F-842-843
803-26-BZ.....	B.B.B.	..1469-1473 Utica ave., Bklyn., Applic. 15249-26
802-26-S.....	F.D.	....728-748 E. 136th st., Bx., L. D. 354
801-26-S.....	H.D.	....722-728 Henry st., Bklyn., Sanitary Certificate
800-26-A.....	F.D.	....944 Bedford ave., Bklyn., Alt. 2706-1926
799-26-SA.....	F.D.	....Faraday Break Glass Door Lock for Alarm Boxes, Appliance
798-26-SA.....	F.D.	....Home Economy Oil Burner, Appliance

*Restored to Calendar.*

1302-25-BZ.....	B.B.B.	..1751-1765 67th st., Bklyn., Applic. 23164-25
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## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**WEDNESDAY, OCTOBER 13, 1926, AT 2 P. M.**

*Building Zone Cases.*

607-26-BZ	APPLICANT—Joseph B. Lynch, for Leo F. Gieberic owner.
PREMISES—502-518 Avenue W and 2341-2351 East 5 street, Brooklyn.	
APPLICATION, under section 21 of the building zon resolution,	
TO PERMIT in a residence district the erection of a gara for the storage of more than five (5) motor v hicles.	
691-26-BZ	APPLICANT—William F. Doyle, for S. S. Kresge C owner.
PREMISES—462-464 Fifth avenue, Brooklyn.	
APPLICATION, under section 7c of the building zon resolution,	
TO PERMIT in a residence district the erection and mai tenance of a business building.	
616-26-BZ	APPLICANT—Pythian Temple Association, owner.
PREMISES—135-145 West 70th street, Manhattan.	
APPLICATION, under section 21 of the building zon resolution,	
TO PERMIT in a residence and "B" area district the ere tion and maintenance of a building with a rear ya less in depth than that required by the zone resol tion.	

**OCTOBER 13, 1926, 10 A. M.**

*Appeals from Administrative Orders*

449-26-A—71 North 6th street, Brooklyn.
487-26-A—202-220 Meserole avenue, 90-106 Jewell stre and 59-61 Moultrie street, Brooklyn.
505-26-A—54-56 Dey street, Manhattan.
591-26-A—28 Kingston road, Jamaica, Borough of Queens
595-26-A—1 West 6th street, Coney Island, Brooklyn.
598-26-A—318 East 48th street, Manhattan.
599-26-A—90-94 Grand street, Manhattan.
609-26-A—Northwest corner of Kingsland avenue and Lu dig place, Corona, Borough of Queens.
611-26-A—591 Broadway, Manhattan.
618-26-A—4570-4582 3rd avenue, The Bronx.
625-26-A—671-689 Bergen street, Brooklyn.
626-26-A—2941-2947 Atlantic avenue, Brooklyn.
754-26-A—1027 Fifth avenue, Manhattan.
772-26-A—West side of Fifth avenue and 80th street Manhattan (Metropolitan Museum Art).

*Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of stand  
ards and appeals of a public hearing under the provision  
of the building zone resolution, *Wednesday morning, October*  
13, 1926, at 10 o'clock, in Room 1013, Municipal Building  
on the following matters:

CAL. NO. 845-25-BZ—Application, August 19, 1925, unde  
sections 7c and 21 of the building zon  
resolution, of John J. Dunnigan, appli  
cant, on behalf of Walter Eveleth  
owner, to permit in a business distric



# CALENDAR

extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Inwood avenue and Macombs road, The Bronx.

AL. NO. 453-26-BZ—Application, May 20, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Pasquale Fiore, owner, to permit in a business district extending from an unrestricted district the erection and maintenance of a factory building; premises 460-468 Southern Boulevard, The Bronx.

AL. NO. 478-26-BZ—Application, May 26, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Baker, Evans and Co., Inc., owner, to permit in a residence district the change of occupancy of a building, from a conforming use to business use on the first story; premises 102 East 40th street, Manhattan.

AL. NO. 517-26-BZ—Application, June 7, 1926, under section 21 of the building zone resolution, of Victor C. Farrar, architect, on behalf of Fortieth Street and Park Avenue, Inc., owner, to permit in a residence district the erection and maintenance of a building to be used for offices; premises 90-98 Park avenue and 38-40 East 40th street, Manhattan.

AL. NO. 544-26-BZ—Application, June 12, 1926, under sections 7c and 7d of the building zone resolution, of New York Telephone Co., applicant and owner, to permit the extension from a business into a residence district of an existing telephone exchange building; premises 676-686 Fairview avenue and 1928-1944 Gates avenue, Ridgewood, Borough of Queens.

AL. NO. 554-26-BZ—Application, June 17, 1926, under sections 7a, 7b and 7c of the building zone resolution, of John DeHart, applicant, on behalf of Eleanora L. Cella, owner, to permit in a residence district the extension of a building occupied as a storage warehouse; premises 810-812 East 170th street, The Bronx.

AL. NO. 579-26-BZ—Application, June 28, 1926, under sections 7c, 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Felice Mancaruso, owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 608-616 Union street, Brooklyn.

AL. NO. 586-26-BZ—Application, July 1, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Richbroson Hotel Co., Inc., lessee, to permit in a residence district the maintenance of the use of a portion of

the basement of an existing building for business purposes; premises 2-4 West 72nd street, Manhattan.

CAL. NO. 503-26-BZ—Application, June 3, 1926, under section 21 of the building zone resolution, of Hugh J. Sheeran, applicant, on behalf of New York Railways Corp., owner, to permit in a business district the alteration of an existing building and its maintenance as a garage for the storage of more than five (5) motor vehicles; premises 1560-1564 Lexington avenue and 1311-1315 Park avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 13, 1926, 2 P. M.

*Petitions for Variations*

- 56-26-S—16-24 West 47th street, Manhattan.
- 512-26-S—36 West 44th street, Manhattan.
- 592-26-S—386-388 West Broadway, Manhattan.
- 594-26-S—247-251 West 35th street, Manhattan.
- 610-26-S—1351-1365 Broadway, Manhattan.
- 612-26-S—333 7th avenue, Manhattan.
- 622-26-S—249-251 West 29th street, Manhattan.
- 623-26-S—252-254 West 30th street, Manhattan.
- 454-26-S—9-11-13 East 59th street, Manhattan.
- 497-26-S—34 East 30th street, Manhattan.
- 619-26-S—2101 Flushing avenue, Maspeth, Borough of Queens.
- 464-26-S—35-37-39 West 47th street, Manhattan.
- 731-26-S—East side of Hudson street, between King and Charlton streets, Manhattan.

*Appliances Submitted for Approval.*

- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 632-26-SA—Arcoil Heat Machine, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 19, 1926, AT 2 P. M.

*Building Zone Cases.*

289-26-BZ  
 APPLICANT—Frederick J. Flynn, for H. & S. Sonn, Inc., owner.  
 PREMISES—816-832 Home street, 1217-1223 Prospect avenue and south side of Home street, 110.21 ft. east of Union avenue, The Bronx.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

516-26-BZ  
 APPLICANT—Philip J. Sinnott, for Vermilyea Realty Co., owner.  
 PREMISES—Northeast corner of Mosholu avenue and West 255th street, The Bronx.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in an "F" area district the erection of an apartment house occupying an area of lot in excess of the requirements of the building zone resolution.



# CALENDAR

578-26-BZ

APPLICANT—Schreiber, Collins, Myers and Buchter, for Masro Realty Corp., owner.

PREMISES—264-268 West 40th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a 1½ times district and partly in a 2 times district and also in a "B" area district, the erection and maintenance of the street wall higher than that permitted by the zone resolution, and also to construct a yard less in depth than required by the zone resolution.

593-26-BZ

APPLICANT—Daniel Campbell, Jr., for Dualboro Corp., owner.

PREMISES—62-64-66 Northern boulevard, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the extension from an unrestricted into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

604-26-BZ

APPLICANT—Emil Guterman, for H. W. Olson and C. W. Otto, lessees.

PREMISES—641-645 Gun Hill road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the installation and maintenance of a gasoline selling station.

535-26-BZ

APPLICANT—Carl Sherman, for Bogild Builders, Inc., owner.

PREMISES—East side of Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

605-26-BZ

APPLICANT—Kramer and Kleinfeld, for Daniel Buono-core, owner.

PREMISES—1767-1779 84th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a poultry slaughter house.

606-26-BZ

APPLICANT—John J. Dunnigan, for Mary A. Klug, owner.

PREMISES—445-449 East 189th street, The Bronx.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

634-26-BZ

APPLICANT—William F. Doyle, for Hansom Building Corp., owner.

PREMISES—East side of Sherman avenue, 51 ft. south of East 163rd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

633-26-BZ

APPLICANT—William F. Doyle, for Miriam Yot owner.

PREMISES—1883 Marmion avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building for store purposes.

1302-25-BZ

APPLICANT—William F. Doyle, for Kay-Wei Building Corp., owner.

PREMISES—1751-1765 67th street, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

OCTOBER 19, 1926, 10 A. M.

*Appeals from Administrative Orders.*

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

502-26-A—141-145 Wooster street, Manhattan.

359-26-A—34 35th street, Brooklyn.

584-26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

15-26-A—80-82 Greene street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, October 19, 1926, at 10 o'clock, in Room 1013, Municipal Building on the following matters:*

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

CAL. NO. 552-26-BZ—Application, June 17, 1926, under sections 7a and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of John Nist, owner, to permit in a residence district the extension of the first story of an existing business building; premises 2496 Belmont avenue, The Bronx.

CAL. NO. 555-26-BZ—Application June 17, 1926, under section 21 of the building zone resolution of Harry M. Peyser, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of an automobile repair shop; premises 1255 East New York avenue, Brooklyn.



# CALENDAR

AL. NO. 530-26-BZ—Application, June 9, 1926, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Edwin F. Branning, owner, to permit in a business district the extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 1827 Sedgwick avenue, The Bronx.

AL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.

AL. NO. 549-26-BZ—Application, June 16, 1926, under sections 7e and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Joseph Perl binder, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1149-1151 Southern Boulevard, The Bronx.

AL. NO. 460-26-BZ—Application, May 22, 1926, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of C. B. M. Realty Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and business building; premises northeast corner of Fifth avenue and 50th street, Brooklyn.

AL. NO. 587-26-BZ—Application, July 1, 1926, under section 21 of the building zone resolution, of Keepland Development Corp., applicant and owner, to permit in a residence district the erection of a building to be occupied for business (stores); premises 941-949 Washington avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 19, 1926, 2 P. M.

### *Petitions for Variations.*

26-S—58-64 West 40th street, Manhattan.  
26-S—58-64 West 40th street, Manhattan.  
26-S—58-64 West 40th street, Manhattan.  
26-S—41-43 John street, Manhattan.  
26-S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

### *Rules.*

2-SR—"Standpipe"—"Fire Lines," amendments to.  
9-SR—Fuel Oil Rules.  
1-SR—Fuel Oil Rules.

## OCTOBER 26, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

6-A—114-116 Fulton street, Manhattan.  
6-A—696-716 Pacific street, Brooklyn.

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standard appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, October 26, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of Willion F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 392-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of John J. Gilmartin, applicant, on behalf of N. Green, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 301-303 Freeman avenue, Long Island City, Borough of Queens.

CAL. NO. 624-26-BZ—Application, July 15, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of H. L. Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Nassau boulevard and Kissena boulevard, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 26, 1926, 2 P. M.

### *Petitions for Variations.*

422-26-S—58-64 West 40th street, Manhattan.  
423-26-S—58-64 West 40th street, Manhattan.  
424-26-S—58-64 West 40th street, Manhattan.  
425-26-S—58-64 West 40th street, Manhattan.  
389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
489-26-S—208-212 West 30th street, Manhattan.  
508-26-S—68-72 Church street, Manhattan.  
513-26-S—1584-1586 Fulton street, Brooklyn.  
577-26-S—214-218 West 28th street, Manhattan.  
621-26-S—307-317 West 38th street and 308 West 39th street, Manhattan.  
629-26-S—261 Greene street, Manhattan.  
637-26-S—157-159 West 22nd street, Manhattan.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING,  
FRIDAY MORNING, OCTOBER 1, 1926.

Present: Chairman Walsh, Commissioners Connell,  
Holland and Guilfoyle.

### RULES.

217-21-SR.

PETITIONER—Superintendent of buildings, Man-  
hattan.

SUBJECT—Amendments to the fuel oil rules.

APPEARANCES—

For Petitioner: Messrs. Cosgrove, Folger, Kauf-  
man, Proctor and Selman.

For Administration: Inspector Carroll of fire  
department.

ACTION OF BOARD—Laid over to October 19, 1926,  
at 2 p. m., for adoption of amendments.

598-19-SR.

PETITIONER—Superintendent of buildings, Man-  
hattan.

SUBJECT—Amendments to the fuel oil rules.

APPEARANCES—

For Petitioner: Messrs. Cosgrove, Folger, Kauf-  
man, Proctor and Selman.

For Administration: Inspector Carroll of fire  
department.

ACTION OF BOARD—Laid over to October 19, 1926,  
at 2 p. m., for adoption of amendments.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY MORNING, OCTOBER 5, 1926.

Present: Chairman Walsh, Commissioners Connell,  
Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held  
on Thursday morning, September 30th, 1926, and the  
minutes of the regular meeting of the board, held on  
Thursday afternoon, September 30th, 1926, were ap-  
proved as printed in the Bulletin, No. 40, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

359-26-A.

APPELLANT—Star Brush Mfg. Co., Inc., for Bush  
Terminal Building Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—34 35th street, Brooklyn.

APPEARANCES—

For Appellant: L. Niebauck.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Laid over to October 19, 1926,  
at 10 a. m., for examination of plans by fire de-  
partment.

584-26-A.

APPELLANT—Alfred Douglas Olena, for Metropolitan  
Resources, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—6600 Metropolitan avenue,  
Middle Village, Borough of Queens.

APPEARANCES—

For Appellant: A. D. Olena and Frederick T.  
Sherwood.

For Administration: Inspector Carroll of fire de-  
partment.

ACTION OF BOARD—Laid over to October 19, 1926,  
at 10 a. m., on request of appellant's represen-  
tative.

15-26-A.

APPELLANT—G. A. & H. Boehm, for Nathan Dorsky  
& Bro., lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—80-82 Greene street, Man-  
hattan.

APPEARANCES—

For Appellant: Mrs. Dietrich.

ACTION OF BOARD—Laid over to October 19, 1926,  
at 10 a. m., on request of appellant's represen-  
tative.

553-26-A.

APPELLANT—Stap Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—7-11 West 45th street, Man-  
hattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to October 26, 1926,  
at 10 a. m. No appearance for appellant.

575-26-A.

APPELLANT—A. J. Cordier, for Lalance & Grosjean  
Manufacturing Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—West side of Canal street,  
173 ft. north of Chichester avenue, Woodhaven,  
Borough of Queens.

APPEARANCES—

For Appellant: Hastings S. Morse.

ACTION OF BOARD—Laid over to October 19, 1926,  
at 10 a. m., on request of appellant's represen-  
tative.

400-26-A.

APPELLANT—H. C. F. Koch & Co., inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—130-136 West 124th street,  
Manhattan.

APPEARANCES—

For Appellant: George Nissenson.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle . . . . . 4

Negative . . . . . 0

Absent: Chief Kenlon . . . . . 1

THE RESOLUTION:

(400-26-A)

WHEREAS, H. C. F. Koch & Co., Inc., owner, filed, May  
7, 1926, an appeal from an order of the fire commissioner,  
affecting premises 130-36 West 124th street, Borough of  
Manhattan: and



# MINUTES

WHEREAS, the order of the fire commissioner, No. 25552-C, reads:

"6. Discontinue the use of 3rd story for dwelling purposes for reason such occupancy is in the violation of Section 154, Ch. 10, Code of Ordinances.";

WHEREAS, the building is non-fireproof, 3 stories in height, 9 ft. 6 in. by 93 ft. in area; divided into two sections of 500 sq. ft. and 2,250 sq. ft. in area by a fire wall, having one opening at first story with a fireproof self-closing door on each side of the fire wall, also one opening at 3rd story with a fireproof self-closing door on one side of the fire wall. OCCUPIED: Westerly section, 1st story, storage of electric trucks; 2nd story, storage and private stable; 3rd story, storage and living apartment at front; easterly section, 1st story, garage; 2nd story and 3rd story, storage; 3 persons in the entire building. EXITS: One enclosed stairway in each section; extending from 1st story to top story in westerly section and from 1st story to roof in westerly section; there is a fire escape on the rear of westerly section;

WHEREAS, the appellant claims that the two sections of building are practically two separate buildings; that the westerly section having the dwelling occupancy on 3rd story the coachman is not used as a garage; that there is a coachman kept on the premises every night from 6 p. m. to 10 p. m.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted as to living quarters for the employee of the owner, charge of the building, on condition that the apartment shall be located at the street front of building on 3rd story, apartment to be separated from the remainder of the building area by four-inch terra cotta wall; that the use and occupancy of the 50 ft. section of structure shall be restricted to the stabling of horses in the private ownership for personal accommodation under permit now in force; that the motor vehicle truck storage shall be limited to electric-driven vehicles; that the 50 ft. section of the building shall be separated from the easterly 25 ft. section by a wall of approved masonry not less than 12 inches thick, with not more than one horizontal opening therein on the 1st floor on the 3rd floor, said openings to be equipped with fireproof doors on the 1st story and with self-closing, fireproof door on 3rd story; and that there shall be no gasoline storage stored or maintained in the 50 ft. westerly section of this building.

420-26-A.  
APPELLANT—William F. Doyle, for Weprin & Glass Bldg. Corp., owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—330-338 East 44th street, Manhattan.

APPEARANCES—  
For Appellant: William F. Doyle.  
ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon . . . 4  
Negative: Commissioner Guilfoyle . . . 1  
Absent . . . 0

RESOLUTION:

(408-26-A)

WHEREAS, William F. Doyle, for Weprin & Glass Building Corporation, owner, filed, May 11, 1926, an appeal from order of the fire commissioner, affecting premises Nos. 330-338 East 44th street, Borough of Manhattan; and WHEREAS, the order of the fire commissioner, dated April 17, 1926, reads (Order No. 33500-LC):

"1. Provide an electric high and low closed circuit for gravity tank of standpipe.

"7. Protect all columns and girders with fire retarding material as approved plan No. 106-25.

"8. Properly protect soffit of stairway in cellar and 2nd story, south side, with fireproof material as per approved plan No. 106-25.

"12. Provide a two-inch supply pipe for gravity tank of standpipe in place of one and half inch pipe as per approved plan No. 106-25.";

and  
WHEREAS, the building is non-fireproof, 4 stories (50 ft.) in height, 125 ft. by 100 ft. in area; OCCUPIED as a garage, 10 persons in the building; and

WHEREAS, the appellant claims that the building is equipped with an interior fire alarm, a sprinkler system supplied from a 20,000 gallon gravity tank, and also with a 4-inch standpipe fire line supplied from a 3,500 gallon gravity tank which is provided with a 1½-inch fill pipe; furthermore, the appellant contends that the ceilings on all stories are covered with fire resisting materials except the soffits of the stairs leading to cellar and to 2nd story at south side.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted as to Item 8 on condition that the stairway shall be enclosed with fireproof construction with self-closing, fire doors at any opening therein; that two (2) sprinkler heads shall be installed under the soffit of the stairs on each story; as to Item 12 granted on condition that an approved sprinkler system shall be installed throughout the building; and the appeal as to Items 1 and 7 be and it hereby is denied.

420-26-A.  
APPELLANT—Jacob Goldmintz, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—538 East 178th street, The Bronx.

APPEARANCES—  
For Appellant: Jacob Goldmintz and John D. Krood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—  
Affirmative . . . 0  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon . . . 5  
Absent . . . 0

THE RESOLUTION:

(420-26-A)

WHEREAS, Jacob Goldmintz, owner, filed, May 14, 1926, an appeal from an order of the fire commissioner, affecting premises No. 538 East 178th street, Borough of Bronx; and

WHEREAS, the order of the fire commissioner, dated April 26, 1926, reads (Order No. 33742-C):

"1. Discontinue the maintenance of a non-storage garage at premises 538 East 178th Street and remove all motor vehicles, the fuel tanks of which are not empty.

"Reason for above work is inspection made of above premises shows garage is located in basement, 1st story occupied as a store, and dwellings are located on 2nd and 3rd stories which is in violation of Section 154, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, 3 stories and cellar (35 ft.) in height, 18 ft. by 60 ft. in area. OCCUPIED: Cellar, garage for the storage of two motor vehicles; 1st story, restaurant and office; 2nd and 3rd stories, living apartment of 6 rooms on each story; and

WHEREAS, the appellant claims that the ceiling of the garage, also the walls and ceilings of public hall, is covered with wire lath and two coats of cement plaster; that the garage is separated from the rest of the building by an



# MINUTES

unpierced 6-inch terra cotta partition; that the building is provided with a fire escape.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

510-26-A.

APPELLANT—William F. Regan, for Benjamin Harris, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—229 Bowery, Manhattan.

APPEARANCES—

For Appellant: William F. Regan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(510-26-A)

WHEREAS, William F. Regan, for Benjamin Harris, owner, filed, June 4, 1926, an appeal from an order of the fire commissioner, affecting premises No. 229 Bowery, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 24, 1926, reads (Order No. 34182-C):

"1. Discontinue the storage of nitro-cellulose products on premises.

"REASON: Premises used as a dwelling. Section 232-2-B, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, 3 stories (35 ft. 6 in.), in height, 25 ft. by 112 ft. and 108 ft. in area at 1st story and 25 ft. by 92 ft. and 88 ft. (irregular) above. OCCUPIED: 1st story, store; 2nd story, one living apartment, also the manufacture of metal frames, 3 persons; 3rd story, manufacture of metal frames, 6 persons; and

WHEREAS, the appellant claims that the building is equipped with a fire escape at front opening to the living apartment on the 2nd story; that the owner is the only one who uses the living apartment; furthermore, that only a small amount of celluloid in sheets less than 1/4 inch in thickness are carried on the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

536-26-A.

APPELLANT—Cornell Utilities Co., Inc., for John A. Steinmetz, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—1022 East 178th street, The Bronx.

APPEARANCES—

For Appellant: William Porter.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(536-26-A)

WHEREAS, William Porter, for Cornell Utilities Company, Inc., for John A. Steinmetz, owner, filed, June 11, 1926, an appeal with the board of standards and appeals from a decision of the fire commissioner, affecting premises 1022 East 178th street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated May 20, 1926, reads:

"Re Alt. App. 368-1926:

"The use of Grade 'B' Fuel Oil is not permitted in commercial plants and residences of more than two families unless the room in which equipment is used is cut off from rest of building by fireproof partition ceilings and floors. Such rooms must also have direct entrance from street only and be adequately vented direct to the outer air.";

and

WHEREAS, the building is of frame construction, 3 stories (38 ft.) in height, 24 ft. by 75 ft. in area. OCCUPIED: 1st story, marble works, 10 persons; 2nd story, manufacture of vests, 10 persons; 3rd story, radio shop, 4 persons. EQUIPPED with a fuel oil burning system, consisting of a 1065 gallon storage tank, buried 7 ft. 6 in. below ground level, a 55-gallon auxiliary tank, connected by piping to two approved No-Kol Burners, installed in the cellar; and

WHEREAS, the appellant claims that there is an exit from the cellar by means of the engineer's ladder in front area; that the ceiling of the boiler room is covered with metal lath and 3/4 in. P. C. plaster; furthermore, the appellant contends that the fuel oil installation conforms with the rules of the board for grade "B" oil, except as to fireproof construction and an opening from the boiler room cellar to the rest of the building.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

547-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for LaClede Hotel Realty Corporation, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—102-106 East 15th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(547-26-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for LaClede Hotel Realty Corporation, lessee, filed, June 15, 1926, an appeal from an order of the fire commissioner, affecting premises 102-6 East 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 5, 1926, reads:

"Order No. 85706-F:

"1. Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2 1/2 in. regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure \* \* \*";

and

WHEREAS, the building is non-fireproof, 8 stories (92 ft. 2 in.) in height, 75 ft. by 71 ft. 7 5/8 in. (about 5,000 sq. ft. in area); OCCUPIED as a hotel; 1st story, dining room and offices, 10 persons; 2nd to 8th stories, inclusive, 17 living rooms on each story; and

WHEREAS, the appellant claims that the building is EQUIPPED with a 2-in. standpipe system, connected with the city main, consisting of an automatic electric fire pump



# MINUTES

the cellar and a 1,500 gallon gravity tank in the pent-  
use; 75 ft. of hose and a 2½ gallon chemical extinguisher  
each story; an interior fire alarm system, connected with  
central office at 1st story is also installed; furthermore,  
the appellant contends that the present occupancy has been  
continuous since 1882; that there is about 25 persons on each  
story; that the exit facilities, also the fire fighting equip-  
ment are adequate.

*Resolved*, that the order of the fire commissioner be and  
hereby is *affirmed*, and the appeal be and it hereby is  
*denied*.

551-26-A.  
APPELLANT—E. G. Riley, for Amsco Realty Corp.,  
owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—47 Ann street, Manhattan.

APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Carroll of fire de-  
partment.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Absent ..... 0

THE RESOLUTION:

(548-26-A)

WHEREAS, E. G. Riley, for Amsco Realty Corporation,  
owner, filed, June 16, 1926, an appeal from a decision of the  
fire commissioner, affecting premises 47 Ann street, Borough  
of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered  
July 27, 1923, Alt. Applic. 2760-24, reads:

"1. Not more than 400 sprinkler heads shall be con-  
trolled by one dry pipe (Type A) valve as per Rule  
7a."

WHEREAS, the building is non-fireproof, 7 stories, cellar  
sub-cellar (80 ft.) in height, 28 ft. by 136 ft., about  
15,350 sq. ft. in area. OCCUPIED: Sub-cellar, stock  
cellar, packing, 8 persons; 1st story, offices, 19 per-  
sons; 2nd story, engraving, 20 persons; 3rd story, stock  
cellar, 15 persons; 4th story, engraving, 15 persons; 5th story, electro-  
plating, 15 persons; 6th story, manufacture of jewelry, 25  
persons; 7th story, manufacture of jewelry, 38 persons;  
EQUIPPED with a sprinkler system; and

WHEREAS, the appellant proposes to install 498 one-half  
standard sprinkler heads controlled by one dry pipe  
(Type A) valve, instead of 400 heads as restricted in Rule  
7a for sprinkler equipment; the appellant contends that  
the New York Fire Insurance Exchange has approved the  
proposed equipment as herein proposed; furthermore, the  
appellant has reduced the occupancy of the building on the  
7th story to storage only.

*Resolved*, that the decision of the fire commissioner be  
and hereby is *affirmed*, and the appeal be and it hereby is  
*denied*.

564-26-A.  
APPELLANT—Croker National Fire Prevention Engi-  
neering Co., for J. D. Wilson & Sons, lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—1295-1307 Broadway, Brook-  
lyn.

APPEARANCES—  
For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(551-26-A)

WHEREAS, Croker National Fire Prevention Engineering  
Company, for J. D. Wilson & Sons, lessee, filed, June 17,  
1926, an appeal from an order of the fire commissioner,  
affecting premises 1295-1307 Broadway, Borough of Brook-  
lyn; and

WHEREAS, the order of the fire commissioner, dated  
July 27, 1923, reads:

"Order No. 48703-F:

"1. Install a standpipe system with risers 4 in. in  
diameter, tested to withstand a pressure of 300 lbs. per  
square inch, extending from cellar to roof, with neces-  
sary check valves and 2½ in. regulation Fire Depart-  
ment outlets on each story (including basement, cellar  
and roof) placed within main stairway enclosure."

and  
WHEREAS, the building is non-fireproof, 3 stories (41 ft.  
1 in.) in height, 175 ft. by 174 ft. 8 in., about 23,500 sq. ft.  
in area at 1st and 2nd stories; and 175 ft. by 100 ft. about  
15,350 sq. ft. in area at 3rd story; OCCUPIED as a department  
store; basement, 20 persons; 1st story, 90 persons; 2nd  
story, 25 persons; 3rd story, 15 persons; and

WHEREAS, the appellant claims that the building is  
EQUIPPED with a sprinkler system, connected to the city  
main on Broadway and also on Grove street, with two  
siamese connections, one on each street front; the average  
pressure in the mains is 40 lbs.; that the building is also  
equipped with a central office fire alarm system, three sta-  
tions on each story, also an interior fire alarm system; that  
fire drills are conducted regularly and that a watchman is  
constantly on duty at all times; that there are 34 bucket  
tanks, ten 2½ gallon chemical fire extinguishers, two 40 gal-  
lon chemical engines; fire pails, hooks and axes distributed  
throughout the premises; furthermore, that the building  
faces on two streets and there is a driveway across the en-  
tire width of the premises at rear.

*Resolved*, that the order of the fire commissioner be and  
it hereby is *modified*, and the appeal be and it hereby is  
*granted* with respect to the installation of gravity tank on  
roof only, on condition, that not less than a 4 in. connection  
to street main shall be installed; that the standpipe system  
otherwise shall conform with the rules of the board of  
standards and appeals; and that the building shall be not in-  
creased in height or area.

564-26-A.  
APPELLANT—John J. Gilmartin, for Unit Ventilating  
Company, Inc., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—211-221 128th street, College  
Point, Borough of Queens.

APPEARANCES—  
For Appellant: John J. Gilmartin.  
ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—  
Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Chief  
Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(564-26-A)

WHEREAS, John J. Gilmartin, for Unit Ventilating Com-  
pany, Inc., filed, June 21, 1926, an appeal from an order of  
the fire commissioner, affecting premises 211-221 128th  
street, College Point, Borough of Queens; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated January 18, 1926, reads:

"Order No. 89345-F:

"1. Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ in. regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway \* \* \*";

and

WHEREAS, the building is non-fireproof, one story in height, 150 ft. by 51 ft. and 100 ft. irregular, about 11,500 sq. ft. in area; OCCUPIED for the manufacture of metal ventilators, 50 persons; and

WHEREAS, the appellant contends that no goods are carried on the premises except sheet metal; that there is no fire hazard.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension; and *granted* so long as present occupancy and operation remain unchanged.

567-26-A.

APPELLANT—Socony Burner Corporation, for Valentine & Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—364 Manhattan avenue, Brooklyn.

APPEARANCES—

For Appellant: J. J. Cosgrove.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(567-26-A)

WHEREAS, Socony Burner Corporation, for Valentine & Company, owner, filed, June 22, 1926, an appeal from a decision of the fire commissioner, affecting premises 36 Manhattan avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered June 19, 1926, Alt. Applic. No. 1618-1926, reads:

"1. Burner must be of a type approved by the Board of Standards and Appeals.";

and

WHEREAS, the building is of brick and metal construction, one story (35 ft.) in height, 43 ft. by 58 ft. in area; OCCUPIED for the manufacture of varnish, 10 persons; and

WHEREAS, the appellant proposes to install a fuel oil burning system, consisting of an industrial type "A" Socony fuel oil burner, using grade "B" oil; the installation is for the purpose of permitting an inspection by a committee of the board of standards and appeals.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* for a temporary period of ninety (90) days, at owner's risk and subject to inspection and test by a committee of the board.

570-26-A.

APPELLANT—Jacob Lubroth, Inc., for Polk Construction Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—88 Jackson avenue, Jackson Heights, Borough of Queens.

APPEARANCES—

For Appellant: Jacob Lubroth.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon .

Negative: Commissioner Guilfoyle .....

Absent .....

THE RESOLUTION:

(570-26-A)

WHEREAS, Jacob Lubroth, Inc., for Polk Construction Co., owner, filed, June 23, 1926, an appeal from a decision of the fire commissioner affecting premises 88 Jackson avenue, Jackson Heights, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered March 12, 1926 (N. B. Applic. No. 762-25), reads:

"1. Area of building exceeds 20,000 square feet therefore a gravity tank of not less than 3,500 gallon capacity must be provided for standpipe system and so elevated that the bottom thereof is not less than 2 above the roof level, as required by Rule No. 8, subdivision A of the rules adopted by the Board of Standards and Appeals, governing the installation of standpipe (fire lines).";

and

WHEREAS, the building is non-fireproof, one story (14 ft. 8 in.) in height, 200 ft. by 140 ft., about 27,300 sq. ft. in area; OCCUPIED as a garage for the storage of more than five motor vehicles; and

WHEREAS, the appellant claims that the building is equipped with an automatic sprinkler system and also a 4-inch standpipe system, connected to a 12-inch street main, having pressure of 40 pounds; furthermore, the appellant contends that the building faces three streets with ample exits; that there is a city fire hydrant 75 ft. from the premises and also approved water tanks, buckets and pails of sand are distributed throughout the premises.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as the installation of the gravity tank on roof is involved *on condition* that 4-inch street connection shall be installed in accordance with Standpipe Rules and that the equipment otherwise shall comply with the regulations in all other respects; and that the building shall be not increased in height or area.

572-26-A.

APPELLANT—Michael A. Cardo, for Luigi Fusco, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—706 East 227 street, The Bronx.

APPEARANCES—

For Appellant: Michael A. Cardo.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon .....

Absent .....

THE RESOLUTION:

(572-26-A)

WHEREAS, Michael A. Cardo, for Luigi Fusco, owner, filed, June 24, 1926, an appeal from an order of the fire commissioner affecting premises 706 East 227th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated March 28, 1926 (Order No. 33818-C), reads:



# MINUTES

"1. Discontinue the maintenance of a non-storage garage and remove all motor vehicles, the fuel tanks of which are not empty, from the above mentioned premises, Section 154, Chapter 10, Code of Ordinances.";

WHEREAS, the building is non-fireproof, 3 stories in height, 30.32 ft. by 39 ft. in area at 1st story and 65 ft. by 39 ft. in area above; OCCUPIED: 1st story, 3 stores and garage for the storage of 3 motor vehicles; 2nd story, 2 living apartments; 3rd story, 3 living apartments; and

WHEREAS, the appellant contends that the original plans of the building including the garage were approved, both by the Tenement House Department and the Bureau of Buildings; that the Bureau of Buildings issued a Certificate of Occupancy, No. 1752 of 1924 (a copy of which is filed in the case); furthermore, that the garage portion is entirely separated from the rest of the building by fireproof walls and reinforced concrete roof.

Resolved, that the order of the fire commissioner be and hereby is affirmed, and the appeal be and it hereby is denied.

582-26-A.  
APPELLANT—Necarsulmer & Lehlbach, for Ninety Lexington Avenue Corp., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—80-88 Lexington avenue, Manhattan.

APPEARANCES—

For Appellant: Edward Lehlbach.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(582-26-A)

WHEREAS, Necarsulmer and Lehlbach, for Ninety Lexington Avenue Corp., owner, filed, June 28, 1926, an appeal from a decision of the superintendent of buildings affecting premises 80-88 Lexington avenue, Borough of Manhattan;

WHEREAS, the decision of the superintendent of buildings, rendered June 25, 1926 (N. B. 216-1926), reads:

"Number of elevators in one shaft should comply with Sections 373-13 of Building Code.";

WHEREAS, the proposed building is fireproof, 17 stories (ft. 11 in.) in height, 98 ft. 9 in. by 114 ft. 3 in. in area; OCCUPIED: offices, 80 persons on each story; and

WHEREAS, the appellant proposes to install a group of five elevators along the northerly wall, separated so as to have two elevators in one shaft and two elevators in the other; the appellant contends that if not more than two elevators are permitted in one shaft, then one elevator would necessarily be isolated in one shaft, and in case of accident passengers could be taken from one car to another between

Resolved, that the decision of the superintendent of buildings be and it hereby is modified and the appeal be and it hereby is granted on condition and only so long as the total number of elevators does not exceed five cars, with accommodations in one shaft only for not more than three cars and that the building code and elevator rules be modified in all other respects.

590-26-A.

APPELLANT—David H. Smith & Sons, Inc., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—South side of 50th street, 223 ft. east of 1st avenue, Brooklyn.

APPEARANCES—

For Appellant: David H. Smith.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(585-26-A)

WHEREAS, David H. Smith & Sons, Inc., owner, filed, June 20, 1926, an appeal from a decision of the superintendent of buildings affecting premises on the south side of 50th street, 223 ft. east of First avenue, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered June 14, 1926 (Applic. No. 10437-1926), reads:

"1. A standpipe system is required as per Sec. 581—Area in excess of 10,000 ft.";

and

WHEREAS, the building is non-fireproof, one story (24 ft.) in height, 260 ft. and 306 ft. by 188 ft., about 53,000 sq. ft. in area; OCCUPIED for the storage of iron and steel; and

WHEREAS, the appellant claims that the property affected by the decision of the superintendent of buildings is 150 ft. by 100 ft., 15,000 sq. ft. in area; that the block is surrounded by six fire hydrants on 51st street side, four fire hydrants on Second avenue, and two fire hydrants on First avenue; furthermore, the appellant contends that due to materials handled such as iron, steel and masons' materials, there is no fire hazard.

Resolved, that the decision of the superintendent of buildings be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building be not increased in height, area or dimension, and only so long as the use, occupancy and operation of the business of masons' and builders' supplies, sale and storage in said building remain substantially unchanged.

590-26-A.

APPELLANT—R. A. Johnson, for American Hard Rubber Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—113 3rd avenue, College Point, Borough of Queens.

APPEARANCES—

For Appellant: R. A. Johnson.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(590-26-A)

WHEREAS, R. A. Johnson, for American Hard Rubber Co., owner, filed, July 2, 1926, an appeal from an order of the fire commissioner, affecting premises No. 113 Third avenue, College Point, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 15, 1926 (Order No. 4265-LC), reads:

"You are hereby notified that an inspection of the above premises, used as a storage garage shows that the following must be done before the permit requested by you can be issued:



# MINUTES

"2. Install an approved oil separator, trap or other similar apparatus. A preliminary plan showing location, size and connections must be filed with this Bureau. Plans and specifications in duplicate must be filed with and approved by this Department before the above work may be commenced.";

and

WHEREAS, the premises consist of two frame buildings, one story in height, building No. 1: 30 ft. by 40 ft., and building No. 2: 26 ft. by 36 ft. in area; OCCUPIED as a storage garage and a parking garage respectively, a four-inch drain leads from the floor of each garage and connects with a six-inch tile sewer which in turn leads to Flushing Bay; and

WHEREAS, the appellant claims that storage garage No. 1 is used only for the storage of three trucks; that garage No. 2 is used only to permit executives to park their cars during working hours; furthermore, the appellant contends that the garage drains do not connect with the city sewer, but instead have a private sewer direct to Flushing Bay, and under the above conditions that his garage is not affected by the regulation of the fire department which applies to garages for more than four motor vehicles.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing floor drain discharge from the garage is maintained through private sewer with no other inlets thereto, and so long as conditions of use, occupancy and operation remain substantially unchanged.

## BUILDING ZONE CASES.

416-26-BZ.

APPLICANT—Charles DiSapio, for 29th Street Market, Inc., owner.

SUBJECT—Application (re decision of the health commissioner) under section 21 of the building zone resolution, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house.

PREMISES AFFECTED—206-208 East 29th street, Manhattan.

APPEARANCES—

For Applicant: Kermit F. Kipp.

For Opposition: Eugene Sullivan, Robert W. V. Elliott.

ACTION OF BOARD—Laid over to October 19, 1926, at 10 a. m., on request of applicant's representative (for final disposition).

1302-25-BZ.

APPLICANT—Wm. F. Doyle, for Kay-Wei Bldg. Corp., owner.

SUBJECT—Application for reopening, reconsideration, re decision of superintendent of buildings, under section 7-e and 21 of the building zone resolution, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1751-1765 67th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call October 19, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

399-26-BZ.

APPLICANT—Abraham Farber, for Mrs. Bessie Sollar, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 7a of the building zone resolution, to permit in a residence district the alteration and extension of a building used for store purposes on the first story.

PREMISES AFFECTED—519 Saratoga avenue, Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber, J. K. Colman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon .....

Absent .....

THE RESOLUTION:

(399-26-BZ)

WHEREAS, Abraham Farber, for Bessie Sollar, owner, filed, May 7, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and extension of a building used for store purposes on the first story; premises 519 Saratoga avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Saratoga avenue is in a residence district, Pitkin avenue is in a business district and Douglas street is in a business district; and

WHEREAS, the decision of the tenement house commissioner rendered March 17, 1926, reads:

"1. Proposed alterations of extending store use contrary to Building Zone Resolution. (Note business district to be extended in a residence district.);"

and

WHEREAS, the existing building is of non-fireproof construction, 3 stories in height, with a frontage of 25 ft. and a depth of 50 ft. to be occupied as stores and apartment and

WHEREAS, it is proposed to extend the area of the existing store on 1st story so as to occupy the entire area of the lot. Proposed extension 25 ft. by 50 ft.; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7a of the building zone resolution, and that denial of permission to extend the existing business does not entail practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the tenement house commissioner be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

41-26-BZ.

APPLICANT—H. I. Feldman, for John Kasser, owner.

SUBJECT—Application for reopening, modification of resolution, re decision of superintendent of buildings, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3600 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: Thomas J. Sheridan.

For Opposition: None.

ACTION OF BOARD—Application reopened, and resolution modified.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....



# MINUTES

## THE RESOLUTION:

(41-26-BZ)

WHEREAS, Deiches, Goldwater and Flynn, for John Kaser, owner, filed, January 18, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3600 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue, Bainbridge avenue and East 213th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 29, 1925, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 125 ft. and depth of 200 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, and section 7e, due to existing use and surrounding conditions; and

WHEREAS, the applicant has filed duly acknowledged contracts of several adjoining and abutting proper owners; and

WHEREAS, this application was granted by the board at its meeting, April 20, 1926, on certain conditions and applicant requested a modification of these conditions.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed a height of two stories above grade; that a rear yard of not less than five feet in depth shall be provided and maintained throughout the entire lot of the property to a height not exceeding 23 ft. above grade; that a required 10-foot yard, above the 23-foot height limitation, shall be provided and maintained; that the gable walls shall be unpierced throughout their entire height and length; that the entire Jerome avenue front of the structure shall be developed and maintained for a depth of approximately 60 ft. as retail mercantile stores, or other conforming business district use, separated from the garage area by rear by unpierced walls of approved masonry; that the rear entrances for the accommodation of the garage and operation shall be maintained on the Jerome avenue front at each end of the structure, each vehicular entrance shall exceed a width of 10 ft.; that the gable walls of the structure shall be unpierced throughout their entire height and length; that the structure shall be constructed of fireproof material throughout; that the garage area of the structure shall be equipped with a sprinkler system, supplied by direct connection to the city main, that there shall be no roof erected or maintained on the premises; the street front other than show window store fronts shall be finished with face brick, etc.; all permits necessary for the prosecution of the work shall be obtained within nine (9) months from the date the building completed within eighteen (18) months from the date of this action.

3-BZ.

LICANT—John J. Dunnigan, for John C. Gaffney, owner.

ECT—Application for reopening, modification of resolution, re decision of superintendent of buildings, under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a

garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3617 Bainbridge avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle

Negative

Absent: Chief Kenlon

THE RESOLUTION:

(332-26-BZ)

WHEREAS, John J. Dunnigan, for John C. Gaffney, owner, filed, April 16, 1926, an application, under the building zone resolution, to permit in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3617 Bainbridge avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both Jerome avenue and Bainbridge avenue are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1926 (N. B. 780-26), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 74.08 ft., and a depth of 99 ft. (irregular), to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7e, in that there existed and still exists a public stable, with permit, still in force, in same block, as verified by letter submitted from health department; and under section 21 in that the surrounding non-conforming uses supports the contention as to the property under appeal being improvable for development for dwelling purposes; and

WHEREAS, this application was granted by the board at its meeting, July 13, 1926, on certain conditions and applicant requested a modification of these conditions as to location of ramp.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed a two-story structure in height above grade; that there shall be no cellar other than that required for the accommodation of the heating apparatus, approximately 20 ft. square at front of Bainbridge avenue; that the building shall be erected fireproof throughout; a rear yard of not less than 10 ft. deep provided at the level of the 2nd story for the full width on the 78 ft. gable line; that this offset shall be glazed with wire glass in metal frame; that an automatic louvre ventilator shall be provided fixed to the rear wall of the 2nd story at this offset; that there shall be no signs other than one fixed, projecting electric sign, indicating the name and title of garage; that the rear and gable walls otherwise shall be unpierced throughout the entire height and length; that any skylights installed in the roof of 2nd story shall be glazed with plain glass protected with wire guards above and below; that the gasoline storage equipment shall be located approximately at the street front, northerly of the center door; that the front wall shall be finished with face brick



# MINUTES

with architectural terra cotta or stone trimmings; that the start of any ramp runway shall set back from street front not less than 10 ft.; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the work completed within eighteen months.

883-24-BZ.

APPLICANT—John A. McCarthy & Co., Inc., owner.

SUBJECT—Application for reopening, extension of time, (re decision of superintendent of buildings) to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Gerard avenue, 105.30 ft. north of East 146th street and west side of Walton avenue, 104.71 ft. north of East 146th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request for extension of time to complete. Application reopened and extension of time granted to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(883-24-BZ)

WHEREAS, Philip J. Sinnott, for John A. McCarthy, owner, filed, July 2, 1924, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises east side of Gerard avenue, 105.30 ft. north of 146th street and west side of Walton avenue 104.71 feet north of East 146th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, July 29, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gerard avenue is an unrestricted district and Walton avenue is a business district and

WHEREAS, the decision of the superintendent of buildings rendered, dated June 10, 1924, in acting on N. B. Application No. 1575-24, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in an unrestricted district extending into a business district is contrary to provision of building zone resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story above grade on Walton avenue and two stories above grade on Gerard avenue in height, with a frontage of 56.18 ft. and a depth of 120 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, under the provisions of section 7 subdivision C the board is empowered to act; and

WHEREAS, this application was granted by the board at its meeting, July 29, 1924, on certain conditions and applicant requested a modification of the time limit imposed.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure be built fireproof and shall not exceed one story above the grade level of Walton avenue; that there shall not be more than one vehicular entrance on the Walton avenue front of the building; that the gable walls shall be unpierced throughout their entire height and length; that the front elevations on Gerard avenue and on Walton avenue shall be finished in cement stucco or face brick with architectural terra cotta or stone trimmings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from October 5, 1926.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, OCTOBER 5, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

56-26-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas I. Sheridan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 13, 1926, at 2 p. m., on request of petitioner.

494-26-S.

PETITIONER—Maynicke & Franke, for The Rudolph Wurlitzer Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

APPEARANCES—

For Petitioner: Vincent B. Fox.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, 2 p. m., on request of petitioner.

512-26-S.

PETITIONER—David M. Oltardh, for Bar Building, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—36 West 44th street, Manhattan.

APPEARANCES—

For Petitioner: David M. Oltardh, John T. Lowe.

ACTION OF BOARD—Laid over to October 13, 1926, at 2 p. m., pending petitioner's submission of application for certificate of occupancy.



# MINUTES

538-26-S.

PETITIONER—Charles N. Whinston & Bros., for Freiber-Streifer Restaurant, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—41-43 John street, Manhattan.

APPEARANCES—

For Petitioner: Hugo E. Magnuson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m., on request of petitioner.

434-26-S.

PETITIONER—Croker National Fire Prevention Eng. Co., for D. Schneiderman and H. Karasik, owners.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1013 East Tremont avenue, The Bronx.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(434-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for D. Schneiderman and H. Karasik, owners, filed, May 8, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 1013 East Tremont avenue, Borough of the Bronx; and

WHEREAS, the order of the fire commissioner, dated October 20, 1925 (No. 86117-LD), reads:

"1. Enclose the interior stairway on the east side of building in partitions of fireproof material extending from 1st story to 3 ft. above the roof.

"2. Provide an additional means of exit remote from interior stairway constructed."

WHEREAS, the building is non-fireproof, 3 stories in height, 6 ft. by 75 ft. in area at 1st story and 25 ft. by 72 ft. in area above; OCCUPIED: 1st story, stores; 2nd story, billiard parlor, 3 persons; 3rd story, manufacture of dresses, 4 persons; EXITS: an interior fireproof stairway, extending from the 1st story to top story, enclosed in fire-resisting partitions with wooden doors at openings; a 60-degree fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from top story to the yard level, with EGRESS from the termination of fire escape by means of open yard at west leading direct to Bryant avenue; ROOFS of adjoining buildings 2 stories over at west; one story lower at east; and

WHEREAS, the petitioner proposes as to item 2, to fireproof openings on the rear fire escapes; the petitioner contends as to item 1, that the stair enclosure is constructed of 2-in. x 4-in. studs, with wire lath and 3/4 in. Portland cement mortar on both sides; that the exit facilities are adequate under the proposed improvement.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to item 1, on condition that the existing fireproof stairs shall be enclosed with partitions of fire resisting construction, in accordance with the rules of the board of standards and

appeals; and granted as to item 2, only so far as it affects egress from the termination of the fire escape on the rear of the building, on condition that the fire escape conform with the labor law in all other respects, with egress through the adjoining yard and passageway of the abutting tenement house direct to Bryant avenue; that the building shall not be increased in height or area, and so long as conditions as to occupancy and use remain unchanged.

456-26-S.

PETITIONER—William F. Doyle, for Bethlehem Eng. Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(456-26-S)

WHEREAS, William F. Doyle, for Bethlehem Engineering Co., owner, filed, May 21, 1926, a petition for a variation from the requirements of the labor law as cited in order of the fire commissioner, affecting premises 206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 7, 1926, reads:

"Order No. 48289-LF:

"Discontinue the use of the premises for factory purposes in accordance with Certificate of Occupancy No. 5990 issued by the Supt. of Buildings on March 7, 1923, until a certificate permitting such manufacturing has been obtained. Unless within 20 days such use shall cease, legal steps will be taken by this Department to prevent its continuance."

and

WHEREAS, the building is fireproof, 13 stories in height, 158 ft. 11 1/2 in. by 41 ft. 7 in. and 56 ft. 2 in., irregular in depth; OCCUPIED: 1st story, stores; 2nd story, beauty parlor, 25 persons; 3rd story, manufacture of jewelry, 41 persons; 4th story, offices, 25 persons; 5th story, offices, 30 persons; 6th story, publishers, 50 persons; 7th story, tailor, 35 persons; 8th, 9th and 10th stories, offices, 25 persons on each story; 11th story, manufacture of instruments, 35 persons; 12th story, diamond cutting, 12 persons; 13th story, diamond cutting, 20 persons; EXITS: Two interior, fireproof stairways, one extending from the 1st story to roof, the other from 1st story to top story, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner contends that this is a fireproof building, occupied by lofts and offices, equipped with a stand-pipe system.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the width of the doors to both stairways on condition that a screened outside iron stairway shall be extended from the top platform of the existing fire tower to the roof, and shall be not less than 44 in. wide, and that the labor law requirements shall be complied with in all other respects.



# MINUTES

472-26-S.

PETITIONER—Arthur Harft, for Kate Arnold, owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—36 East 8th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(472-26-S)

WHEREAS, Arthur Harft, for Kate Arnold, owner, filed, May 25, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 36 East 8th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 5, 1926 (No. 90647-LD), reads:

"1. Extend the interior stairway at the west side of building to the roof, as per Sec. 271, Labor Law.

"2. Provide a secondary exit from 2nd story, per Sec. 271, Labor Law.

"3. Arrange the fire escapes on the front north side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of Labor Law, etc., or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"Among the defects noted are the following:

"Windows on course not fireproof and self-closing.

"Windows on 3rd and 4th stories are broken and defective.

"Openings on 5th story (18" x 18") not large enough to afford access to balconies.

"Floor opening in balcony at 3rd story level not closed up."

and

WHEREAS, the building is non-fireproof, 4 stories and attic in height, 25 ft. by 75 ft. in area at 1st and 2nd stories, 25 ft. by 65 ft. at 3rd story, and 25 ft. by 50 ft. in area above; OCCUPIED: 1st story, machine shop, 4 persons; 2nd story, manufacture of novelties, 4 persons; 3rd story, manufacture of novelties, 6 persons; 4th story, dressmaking, 10 persons; attic, vacant; EQUIPPED with a fire alarm signal system; EXITS: An interior wooden stairway at the west side, extending from the 1st story to the attic, enclosed in non-fireproof partitions, with hardwood doors at openings, an iron ladder from east side of attic to roof scuttle; a fire escape on the front of the building, having non-fireproof openings along the course thereof extending from the attic to the third story and counter-balanced stairs to sidewalk; ROOFS of adjoining building: 10 ft. 9 in. higher at east; 20 ft. 0 in. higher at west; and

WHEREAS, the petitioner proposes, as to item No. 1, to provide a metal scuttle with fixed wire glass and to remove the obstructing partition from attic; as to item No. 2, petitioner proposes to provide a fire escape balcony at rear of second story, a fireproof window opening on the same and an iron ladder to yard level, and to obtain consent of adjoining owner at west to use his premises as a means of egress to street in case of fire; as to item No. 3, petitioner proposes to fireproof the openings on the front fire escapes at third and fourth stories; the petitioner contends that the exits will then be adequate; and

WHEREAS, no one appeared when this case was called.

Resolved, that the petition be and it hereby is *dismissed* for lack of prosecution.

469-26-S.

PETITIONER—Charles B. Walker, for Estate of L. P. Hawes, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—207 Centre street, Manhattan.

APPEARANCES—

For Petitioner: Rudolph P. Miller, Charles B. Walker.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin .....	4
Negative: Commissioner Connell .....	1
Absent .....	0

THE RESOLUTION:

(469-26-S)

WHEREAS, Charles B. Walker, for Estate of L. P. Hawes, owner, filed, May 24, 1926, a petition for a variation from the requirements of the labor law as cited in order of fire commissioner, dated May 6, 1926, affecting premises 207 Centre street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner (No. 95835-LD), reads:

"1. Enclose the interior stairway at the centre of the building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the lowest point of the stairway to the underside of the roof boarding, that portion of the roof beams within the stair enclosure shall be covered with fire-resisting material, constructed as per section 271 of the Labor Law and rule 1 of the Board of Standards and Appeals, adopted July 29, 1924, or carry out a proper alternative method of complying with section 271 of the labor law."

and

WHEREAS, the building is non-fireproof, 5 stories and basement in height, 44 ft. by 47 ft. in area; OCCUPIED as a tenant factory: 2nd story, machine shops, 6 persons; 3rd story, machine shop, 10 persons; 4th story, printer, 10 persons; 5th story, nickel plating, 6 persons; EXITS: An interior wooden stairway extending from the 1st story to top story, enclosed in wooden partitions (metal covered at 1st story only) with wooden doors at openings; two standard fire escapes on the front of the building, one party wall fire escape balcony on the rear of the building at each story, having fireproof openings along the course thereof; a horizontal exit to building adjoining at north on each story; ROOFS of adjoining buildings: same level at south, ten feet higher at north; and

WHEREAS, the petitioner contends that there are five means of egress from each story; that the occupancy is small and the exit facilities are adequate.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that two party wall standard labor law fire escapes on the front of the Centre street building shall be maintained; that the interior horizontal exits as indicated on the plans filed with this appeal shall be maintained unfastened at all times during the occupancy of the premises; and that the occupancy shall not exceed 10 persons on any floor above the first story.



# MINUTES

75-26-S.

PETITIONER—National Carbon Company, Inc., owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.

REMISES AFFECTED—302 Thompson avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Petitioner: Ashley T. Cole, Mr. Brandvine.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(475-26-S)

WHEREAS, National Carbon Co., Inc., owner, filed, May 1926, a petition for variation from the requirements of labor law, as cited in an order of the fire commissioner, affecting premises 302 Thompson avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner reads:

"Not more than 320 persons shall occupy this floor or space at any time for the purpose of working thereon, under the limitations imposed by Section 278 of the Labor Law.

"To permit a larger amount of persons than is hereby specified to work on this floor or space at any time is a misdemeanor under Section 1275 of the Penal Law."

WHEREAS, the building is fireproof, 7 stories in height, ft. by 300 ft., about 49,800 sq. ft. floor area at 2nd floor; OCCUPIED for the manufacture of batteries: 1st story, 65 persons; 2nd story, 320 persons; 3rd story, 273 persons; 4th story, 91 persons; 5th story, 125 persons; 6th story, 142 persons; 7th story, 212 persons; EQUIPPED with a sprinkler system and a fire alarm system; EXITS: fire towers and four interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to increase the occupancy of the 2nd story from 320 persons to 400 persons;

WHEREAS, the petitioner claims that the building was built after October 1, 1913; that fire drills are held regularly; that there are 6 exit stairways having a clearance of 6 ft. in width, also unobstructed space on each stair hall

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that an approved sprinkler and standpipe system be installed and maintained; that a fire drill shall be held and maintained; that the occupancy shall not exceed 400 persons on any one floor; and that the building be not increased in height or area, and the present remains unchanged.

518-26-S.

PETITIONER—Robert V. Banks, for Israel Berkenfeld, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

REMISES AFFECTED—53 West 19th street, Manhattan.

APPEARANCES—

For Petitioner: Israel Berkenfeld.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(488-26-S)

WHEREAS, Robert V. Banks, for Israel Berkenfeld, owner, filed, May 28, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 53 West 19th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated April 5, 1926 (Alt. Applic. No. 572-26), reads:

"5. A lawful passageway to street from termination of rear fire escape should be provided as per Section 273 of Labor Law."

and

WHEREAS, the building is non-fireproof, 5 stories in height, 22 ft. by 92 ft. in area at 1st story and 22 ft. by 80 ft. in area above; OCCUPIED as a tenant factory, 20 persons on each story; EXITS: an interior wooden stairway, extending from the 1st story to roof enclosed in fire-retarding partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the roof of 1st story extension; with no legal means of egress from the termination of the fire escape; ROOFS of adjoining buildings: same level; and

WHEREAS, the petitioner proposes to connect the rear 2nd story fire escape balcony with the 2nd story balcony on the rear of adjoining premises at east (No. 51 West 19th street), thence by an iron fireproof runway across the adjoining extension roof to a stair ladder leading to the yard of building facing West 20th street, thence to the street; the petitioner has filed a letter of consent from the owner of No. 51 West 19th street to use his premises as a means of exit.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects egress from the termination of the fire escape, on condition that a standard labor law fire escape shall be erected and maintained on the rear of the building, with egress from the termination to the yard of the adjoining premises to the east; that an affidavit of consent for egress through adjoining premises shall be filed with the superintendent of buildings; and that the ceiling of the rear extension shall be fire retarded in accordance with the rules of the board of standards and appeals.

518-26-S.

PETITIONER—Walter M. Mason, for The 15 West 47th St. Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—13-19 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Fred Adinolfi.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(518-26-S)

WHEREAS, Walter M. Mason, for The No. 15 West 47th Street Corp., owner, filed, June 7, 1926, a petition for variation from the requirements of the labor law, as cited in a



# MINUTES

decision of the superintendent of buildings, affecting premises Nos. 13-15-17-19 West 47th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 24, 1926 (N. B. Applic. 546-25), reads:

"33. All windows must comply with Section 264-7 of Labor Law."

and

WHEREAS, the proposed building is fireproof, 18 stories in height, 97 ft. 6 in. by 100 ft. 5 in. in area; OCCUPIED as a tenant factory, about 75 persons on each story; EQUIPPED with a sprinkler system and a fire alarm system; EXITS: one fire tower and one fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use large lights of glass in front windows; the maximum area of light at 1st story, 118 sq. ft.; at 2nd story, 80 sq. ft.; the petitioner contends that to have smaller lights would seriously affect the renting figure.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as the openings on the street front of the building on the two lowest stories are concerned, on condition that the openings shall be equipped with approved metal frames, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

519-26-S.

PETITIONER—Walter M. Mason, for Wako Company, Ltd., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—16 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: Fred Adinolfi.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(519-26-S)

WHEREAS, Walter M. Mason, for Wako Co., Ltd., owner, filed, June 7, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 16 East 53rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 24, 1926 (N. B. Applic. No. 675-26), reads:

"6. Glazing of windows must conform to Section 264 of the Labor Law."

and

WHEREAS, the proposed building is fireproof, 7 stories in height, 25 ft. by 100 ft. 5 in. in area; OCCUPIED as a tenant factory, about 70 persons on each story; EQUIPPED with a fire alarm system; EXITS: one fire tower and one interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use large lights of glass in front windows; the maximum area of light at 1st story, 98 sq. ft.; at 2nd story, 78 sq. ft.; the petitioner contends that to have smaller lights would seriously affect the renting figure.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only

so far as it affects the openings on the two lowest stories of the building, on the street front, on condition that the openings shall be equipped with approved metal frames, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

537-26-S.

PETITIONER—David M. Jones, for Travin Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—191 Mercer street, Manhattan.

APPEARANCES—

For Petitioner: David M. Jones.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(537-26-S)

WHEREAS, David M. Jones, for Travin Realty Co., owner, filed, June 11, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 191 Mercer street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 22, 1926 (Order No. 97054-LD), reads:

"1. Enclose the interior stairway serving as a required means of exit on all sides with partitions of fire-resisting material extending continuously from the cellar to the underside of the floor of the 2nd story including any exposed stair soffits, landings and passageways, openings shall be provided with approved self-closing fire doors constructed as per Sec. 271 of the Labor Law and Rule 2 of the Board of Standards and Appeals, adopted July 29, 1924.

"2. Provide an additional required means of exit from the 1st story, remote from the existing exit, preferably located at the rear of the building, in accordance with the requirements of Sec. 271 of the Labor Law.

"3. Provide an additional required means of exit from the cellar, said exit to be located at the rear of the building, in accordance with the requirements of Sec. 271 of the Labor Law and Rule 2 of the Board of Standards and Appeals, adopted July 29, 1924."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 24 ft. by 93 ft. in area; OCCUPIED: cellar, storage and cutting cardboard, 1 person; 1st story, paper box manufacture, 10 persons; 2nd story, vacant (proposed, 6 persons); 3rd story, metal novelties, 2 persons; 4th story, vacant (proposed, 6 persons); EQUIPPED with a sprinkler system in cellar and 1st story; EXITS: an interior wooden stairway, extending from the 1st story to top story, enclosed in wood partitions with wooden doors at openings; an iron ladder from top story to roof scuttle; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from top story to the second story and counter-balanced stairs to sidewalk; ROOFS of adjoining buildings: 2 stories higher; and

WHEREAS, the petitioner claims that the wood partitions enclosing stairhall at 1st story, including the wooden stairhall door are metal covered on the factory side; the soffit of 1st story stairs and the ceiling of factory on 1st story are metal covered; also the soffit of cellar stairs, both sides of cellar stair enclosure and the cellar ceiling are metal



# MINUTES

covered; the petitioner, furthermore, proposes to cover the ceiling of entrance hall, also the hall side of doors and stairway enclosure with metal.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Items 2 and 3, *on condition* that doors shall be provided from the rear of the premises at cellar and 1st story, at window-sill level, with proper steps from the floor to the sill, with egress from the fire escape to the open yard of the adjoining premises to the south, and that the rear fire escape at 1st story shall be connected to the balcony fire escape of the premises to the west, and that an iron bridge shall be provided from the fire escape balcony of the first story to the balcony fire escape of the premises directly to the rear; and that the petition be *denied* as to item 1.

40-26-S.

PETITIONER—R. C. Hurwitz, for Artistic Dyeing Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—202-220 Meserole avenue, 59-61 Moultrie street and 96-100 Jewell street, Brooklyn.

APPEARANCES—

For Petitioner: R. C. Hurwitz.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION:

(540-26-S)

WHEREAS, R. C. Hurwitz, for Esther Hurwitz and Dora Pack, owners, filed, June 11, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 202-220 Meserole avenue, 59-61 Moultrie street, 96-100 Jewell street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated May 1926 (Order No. 95245-LD), read:

"1. Provide an additional required means of exit from the 2nd story of the 202-206 Meserole avenue section of the building remote from the existing interior stairway in accordance with the requirements of rule 3, of the Board of Standards and Appeals, adopted July 29, 1924."

(Order No. 95246-LD):

"1. Arrange iron bars and wire mesh on windows on north side of all sections of the building on 1st story, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Sec. 272 of the Labor Law."

WHEREAS, the building is non-fireproof, 2 stories in height, by 50 ft. and 200 ft., irregular in depth, divided into units, "A," "B," "C," "D" and "E," separated by brick one foot in thickness, with approved fire doors at all exits; OCCUPIED collectively as a dyeing establishment

1st story, 35 persons; 2nd story, 17 persons; EQUIPPED with a fire alarm system; EXITS: in unit an interior wooden stairway, extending from the 1st to 2nd story enclosed in wood partitions with wooden doors at openings; a wooden ladder at south end of 2nd story to roof scuttle; an outside open iron stairway from 2nd story to Meserole avenue; ROOFS of adjoining buildings: dry lower at east; and

and

WHEREAS the building is non-fireproof, 3 stories and attic

WHEREAS, the petitioner claims there are 13 screened windows on 1st story and 2 screened windows in the cellar along Meserole avenue affected by Order No. 95246-LD; that the windows are barred for protection against burglary; furthermore, the petitioner contends that the occupancy of 2nd story is small, fire pails are provided and the exits are adequate.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, Order No. 95245-LD, *on condition* that a 60 degree balcony fire escape shall be erected on the rear southerly end of the building with stairs to the yard; and *denied* as to Item 1, Order No. 95246-LD.

550-26-S.

PETITIONER—Claysmith Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—84 Broadway, West New Brighton, Richmond.

APPEARANCES—

For Petitioner: H. A. Kramer, R. Weyrock.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION:

(550-26-S)

WHEREAS, Claysmith Co., Inc., owner, filed, June 16, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 84 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 26, 1926 (Order No. 97261-LD), reads:

"1. Provide an outside iron balcony fire escape on the south side of building with balconies 4' in width connected by stairways not less than 22" wide, placed at an incline of not more than 45 degrees, extending from ground to roof, constructed as per Sec. 273 of the Labor Law and rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Sec. 271 of the Labor Law.

"2. Remove the substandard fire escape on the east side of building or reconstruct same to conform with Sec. 274 of the Labor Law and rule 3 of the Board of Standards and Appeals, amended May 9, 1924. Among the defects noted on this fire escape are the following: No stairs from top balcony to roof. No 60-degree stairs connecting balconies. No stairs or drop ladder in guides from lowest balcony to ground. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.

"3. Remove the substandard fire escape on the southeast and northwest corners of building, or reconstruct same to conform with Sec. 274 of the Labor Law and rule 3 of the Board of Standards and Appeals, amended May 9, 1924. Among the defects noted on these fire escapes are the following: Doors and windows on course not fireproof nor self-closing. Do not extend to roof. Stairs at northwest corner of building unsafe. Stairs at southeast corner passes over non-fireproof roof to reach ground. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same."



# MINUTES

(37 ft.) in height, 122 ft. by 40 ft. in area; OCCUPIED as a factory for cotton goods; 1st story, 39 persons; 2nd story, 2 persons; 3rd story, 15 persons; attic story, vacant; EQUIPPED with a fire alarm system; a sprinkler system now being installed; EXITS: an interior wooden stairway, extending from the 1st story to top story, enclosed in wood partitions with wooden doors at openings; a fire escape on the east side of the building, having non-fireproof openings along the course thereof, extending from 2nd story to the 3rd story, and stationary iron ladder to ground level, open to street; there is an outside open wooden stairway from 2nd to 3rd story at southeast corner of building leading to ground level and open to street; ROOFS of adjoining building: 21 ft. and 25 ft. lower; and

WHEREAS, the petitioner proposes to comply with Item 2, by rearranging the substandard fire escapes on east side, to a standard fire escape; furthermore, the petitioner contends that the occupancy is small and the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to item 2, on condition that the substandard fire escape on the east side of the building shall be reconstructed and maintained structurally safe; and denied as to Items 1 and 3.

562-26-S.

PETITIONER—Samuel Rosenblum, for Mason & Moore Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—28-30 East 4th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(562-26-S)

WHEREAS, Samuel Rosenblum, for Mason and Moore Realty Corp., owner, filed, June 21, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 28-30 East 4th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 28, 1926 (Order No. 95288-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Section 273 and Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted on this fire escape are the following: No safe passageway to the street from the termination.";

and

WHEREAS, the building is fireproof, 8 stories in height, 50 ft. 8 in. by 84 ft. 8 in. in area at 1st story and 50 ft. 8 in. by 77 ft. 8 in. in area above; OCCUPIED: 1st story, machine shop; 2nd story, manufacture of clothing, 10 persons; 3rd story, printers, 14 persons; 4th story, manufacture of caps, 18 persons; 5th story, manufacture of linings, 14 persons; 6th story, manufacture of trousers, 25 persons; 7th story, manufacture of hats, 10 persons; 8th story, wire covering, 10 persons; EQUIPPED with a fire alarm system; EXITS: an interior fireproof stairway, extending from the

1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof extending from roof to the second story balcony and a 45 degree stairs leading to yard adjoining premises at south, No. 32-38 Great Jones street; ROOFS of adjoining buildings: stories lower at east and west. and

WHEREAS, the petitioner contends that the rear fire escape terminate in the adjoining yard at south which is of a large area; that the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on so far as it affects the egress from the termination of the fire escape on condition that the fire escape otherwise complies with the requirements of the labor law, and the egress shall be provided to the adjoining yards of Nos. 32-34 36-38 Great Jones street with egress therefrom through plain glass openings to street.

563-26-S.

PETITIONER—Shampan & Shampan, for Realty Construction Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—156-160 West 28th street and 307-309 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Frederick J. Fauldhaber.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Deputy Chief Martin .....

Negative .....

Absent: Commissioner Holland .....

THE RESOLUTION:

(563-26-S)

WHEREAS, Shampan and Shampan, for Realty Construction Corp., owner, filed, June 21, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 156-160 West 28th street and Nos. 307-309 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings dated June 11, 1926 (N. B. Applic. No. 233-26), reads:

"This amendment is disapproved with the following objection:

"1 All windows must comply with Sections 262 and 264 of the Labor Law. Windows with panels over 720 square inches and windows which are not self-closing are unlawful.";

and

WHEREAS, the proposed building is fireproof, 23 stories in height, is L shape in plan, fronting on West 28th street, 68 ft. 6 3/4 in. by 108 ft. 9 in. in area, and fronting on Seventh avenue, 41 ft. 6 in. by 103 ft. 1 3/4 in. in area; OCCUPIED as a factory building, 140 persons on each story; EQUIPPED with a sprinkler system; EXITS: a fire tower and one interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to omit the self-closing devices on all front windows below the 13th story, and to use 1/4 in. plate glass of large area in front windows: the maximum size at 1st story, 9 ft. 11 7/16 in. by 9 ft. 10 in.; at 2nd story, 6 ft. 10 1/8 in. by 6 ft. 8 in.; and at 3rd story, 6 ft. 8 1/8 in. by 6 ft. 8 in.; the petitioner contends that to use smaller panes would destroy the architectural appearance of the building; furthermore, that all other windows will conform to the labor law.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor



# MINUTES

law, and that the petition be and it hereby is *granted*, only so far as it affects the glass of the windows in the lower three stories on the street front, *on condition* that the openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

11-26-S.  
PETITIONER—George Fred Pelham, for Fifth Avenue and 28th Street Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—243 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: B. M. Sylvan, Samuel Sokolski.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(571-26-S)

WHEREAS, George Fred Pelham, for Fifth Avenue and 28th Street Realty Co., Inc., owner, filed, June 23, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises No. 243 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered May 14, 1926 (N. B. Applic. No. 1-26), reads:

"21. All windows should comply with Rule 503 of Industrial Code. Panes should not exceed 720 square inches in area nor 48" in any dimension."

WHEREAS, the proposed building is fireproof, 24 stories in height, 86 ft. 10 in. by 125 ft. in area; OCCUPIED as a factory building, 60 persons on each story; EQUIPPED with a sprinkler system; EXITS: a fire tower and one interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use large lights of 16 in. in front windows: the maximum size at 1st story, 16 in. by 13 ft. 0 in.; at 2nd and 3rd stories, 6 ft. 0 in. by 13 ft. 0 in.; the petitioner contends that to use smaller lights of glass would destroy the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front of the lowest stories, *on condition* that the openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

11-26-S.  
PETITIONER—Jas. P. Whiskeman, for Seach Realty Co., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—38-42 East 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Jas. P. Whiskeman, John Stengel.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin .....	4
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Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(589-26-S)

WHEREAS, James P. Whiskeman, for Krebs-Stengel & Co., lessee, filed, July 2, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 38-42 East 32nd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 30, 1926, reads:

"1. Proposed partitions are unlawful. All partitions in a fireproof factory building should be built of incombustible material in accordance with the Labor Law. Reconsideration requested is denied."

and

WHEREAS, the building is fireproof, 12 stories (130 ft.) in height, 70 ft. by 98 ft. 9 in. in area; OCCUPIED as a factory building; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: a fire tower and one interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner has erected wooden partitions, 7 ft. in height, constructed partly of glass, on the first story, forming offices and desk rooms; the petitioner contends that the partitions do not interfere with the exit of the building; furthermore, that they do not create a fire hazard being on the first story of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the first story store at street grade, *on condition* that the use and occupancy shall be restricted to display of merchandise exclusively, and that the partitions shall not exceed a height of 7 ft. 6 in.

235-26-S.

PETITIONER—Patrick J. Murray, for Edward W. Elgin, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—228 East 51st street, Manhattan.

APPEARANCES—

For Petitioner: Patrick J. Murray.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(235-26-S)

WHEREAS, Patrick J. Murray, for Edward W. Elgin, owner, filed, May 19, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 228 East 51st street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 18, 1926, reads:

"1. Second means of exit to be provided."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 16 ft. by 78 ft. in depth at 1st story, 69 ft. at 2nd story, and 45 ft. in depth above; OCCUPIED: 1st story, dyeing and cleaning, 12 persons; 2nd story, dyeing and cleaning, 20 persons; 3rd and 4th stories, one family dwelling; EXITS: an interior wooden stairway, extending from the 1st story to top story; enclosed in wood lath and plaster partitions with wooden doors at openings; a ladder from top story to roof scuttle; ROOFS of adjoining buildings: same level at east and west; and



# MINUTES

WHEREAS, the petitioner contends that the building is less than 40 ft. in height; furthermore, the petitioner proposes to erect a fire escape on rear at 2nd floor and to provide a sliding drop ladder in guides to the yard, and also a gate in the fence leading to adjoining yard at east; and

WHEREAS, this petition was denied by the board, July 20, 1926, and petitioner proposed to comply with all items except item No. 1 and requested a reopening of the case.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted on condition that a balcony fire escape, embracing at least one window on the top story, shall be installed and provided with connecting steps to the roof of the second story extension, and that a balcony with connecting stairs shall be provided from the 2nd story to the first story extension and also from the 1st story extension to the yard, with egress from the yard to the premises at the rear and east; that a certificate of consent from either of the adjoining owners shall be filed for permission for egress through either premises; and that there shall be no cleaning business conducted on the premises nor any inflammable mixtures used or stored thereon.

## APPLIANCES SUBMITTED FOR APPROVAL.

166-26-SA.

PETITIONER—James Kearney.

SUBJECT—Approval of Johnson Low Pressure Air Pump Sets and Burners.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection and report by committee of board.

167-26-SA.

PETITIONER—James Kearney.

SUBJECT—Approval of Johnson Automatic Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection and report by committee of board.

542-26-SA.

PETITIONER—The Lassen Equipment Corporation.

SUBJECT—Lassen Quintuple Fuel Oil Burner, approval of.

APPEARANCES—

For Petitioner: G. E. Bisell.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection and report by committee of board.

581-26-SA.

PETITIONER—E. B. Latham & Company.

SUBJECT—Summerheat Oil Burner, approval of.

APPEARANCES—

For Petitioner: M. E. Ames.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection and report by committee of board.

597-26-SA.

PETITIONER—Sadler & Knemeyer, for The Baldwin Aerifactor Oil Burner Co., Inc.

SUBJECT—Baldwin Aerifactor Oil Burner, approval of.

APPEARANCES—None.  
ACTION OF BOARD—Petition placed on reserve calendar pending inspection and report by committee of board.

484-26-SA.

PETITIONER—Fink-Dumont-White, Inc.

SUBJECT—Protectoseal Cover, approval of.

APPEARANCES—

For Petitioner: Frederick D. Fink, Charles Peck, R. D. Dumont.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection and report of department.

493-24-SA.

PETITIONER—Alfred R. Haase.

SUBJECT—Request for reopening, amendment resolution, Faultless Oil Burner, approval of.

APPEARANCES—

For Petitioner: Alfred R. Haase.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

THE RESOLUTION:

(493-24-SA)

WHEREAS, Alfred R. Haase filed, April 7, 1924, a petition for approval of his device known as the Faultless Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 137 Corona avenue, Corona, L. I., and recommended the approval of the device; and

WHEREAS, this petition was granted by the board at meeting, December 22, 1925, approving the burner for use with Grade B fuel oil and petitioner requests its approval for use with Grade A oil also.

*Resolved*, that the board of standards and appeals do hereby approve the device known as the Faultless Oil Burner for use with Grade B fuel oil and for use with Grade A oil when equipped with pump feed in domestic installations in conjunction with fuel oil burning equipment, when installed and operated in accordance with the fuel oil rules of the board of standards and appeals.

The board records with deep regret the demise, on October 3, 1926, of its former member the Hon. John W. Moore.

On the announcement of his death the board adjourned, out of respect to his memory, extending to his bereaved family its profound sympathy.

Adjourned 5.45 p. m.

WILLIAM J. O'GORMAN, Secretary

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# RULES

## ENCLOSURE OF FACTORY STAIRWAYS

(410-24-SR)

Supplementary to Labor Law, § 271; originally adopted by the Industrial Commission August 28, 1913, and effective October 1, 1913, amended November 18, 1915; revised and readopted February 10, 1916, effective March 1, 1916; revised and adopted by the Board of Standards and Appeals July 29, 1924.

Rule 1.—Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest part of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
One	Stairways Enclosed			
Two	Stairways Enclosed	Stairways Enclosed		
Three	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions shall stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with opening sections at the top floor.

Openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule where both sides of the fire wall or walls are occupied by the same factory floor by the same occupant.

Rule 2.—Where there are occupancies on any story or part of a story involving the storage or use below the top of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy.

The interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

### Rule 3.—Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which shall open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 4.—Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 2 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

### Rule 5.—Storage of Combustible Material About Factory Stairways.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	2
Cases filed up to and including October 6, 1926.....	814	Dismissed .....	6
Restored to calendar .....	70	Denied .....	1
MISCELLANEOUS APPLICATIONS.		Granted .....	2
Requests to reopen .....	196	Granted on condition .....	6
Requests to amend .....	38	Appliances approved .....	1
Requests for modification .....	30	Appliances dismissed, disapproved or withdrawn..	1
Requests to rescind .....	5	Rules approved .....	1
Requests for extension of time .....	16	Rules disapproved or rescinded.....	1
Requests for extension of permit .....	29	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted .....	1
Requests for approval of plans.....	12	Requests to reopen denied .....	1
Administrative requests.....	1	Requests to amend granted .....	1
Requests for interpretation.....	0	Requests to amend denied .....	1
Total .....	1955	Requests for modification granted .....	1
Disposed of .....	1361	Requests for modification denied .....	1
Cases pending October 6, 1926 .....	594	Requests to rescind granted .....	1
		Requests to rescind denied .....	1
		Requests for extension of time granted .....	1
		Requests for extension of time denied .....	1
		Requests for extension of permit granted .....	1
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	1
		Plans approved .....	1
		Plans disapproved .....	1
		Administrative requests granted .....	1
		Administrative requests denied or withdrawn....	1
		Interpretations .....	1
		Requests withdrawn or dismissed.....	1
		Total .....	13

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 19, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 26, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman

### CONTENTS

This issue of the Bulletin contains, in the order given—

Notice of Postponement.

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, October 13, 1926, at 10 a. m.

Minutes of Regular Meeting, October 13, 1926, at 2 p. m.

Proposed Amendments to the Fuel Oil Rules.

Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending October 13, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
837-26-A.....	F.D. ....	S.E. Cor. of Nelson ave. and Van Dam st., Q., F-89350
836-26-BZ.....	B.B.Bx. .	East side Jerome ave., 100 ft. north of 171st st., Bx., N. B. 2137-26
835-26-BZ.....	B.B.Bx. .	S.W. Cor. of Jerome ave. and 181st st., Bx., N. B. 2126-26
834-26-BZ.....	F.D. ....	N.E. Cor. of Bainbridge ave. and Gun Hill rd., Bx., N. B. 2971-26
833-26-A.....	F.D. ....	274, 282, 290, 298, 300, 302, 308, 314, 316, 322, 326, 330, 334, 284 Chauncey st.; 360, 362, 364, 366, 368, 370, 372, 374, 378, 382, 384 Hallet st., As- toria, Q., Decision
832-26-S.....	F.D. ....	356-358 W. 40th st., Man., L. D. 1154
831-26-BZ.....	B.B.Q. .	S.E. Cor. Lyons ave. and Dit- mars ave., East Elmhurst, Q., N. B. 8893-1926
830-26-A.....	B.B.M. .	10 East 33rd st., Man., Viol. 734-1926
829-26-S.....	F.D. ....	3652-3656 Park ave., Bx., L. D. 1090
828-26-A.....	F.D. ....	1359 Plimpton ave., Bx., L. C. 35084
827-26-BZ.....	B.B.M. .	N.E. Cor. of Audubon ave. and W. 183rd st., Man., N. B. 421-1926
826-26-A.....	F.D. ....	105-109 West 71st st., Man., F-96638
825-26-S.....	F.D. ....	2598 Atlantic ave., Bklyn., L. D. 92363
824-26-S.....	F.D. ....	769 10th ave., Man., L. D. 77798
823-26-S.....	F.D. ....	40-42 East 19th st., Man., L. D. 532
822-26-A.....	F.D. ....	40-42 East 19th st., Man., F-536
821-26-A.....	F.D. ....	40-42 East 19th st., Man., F-535
820-26-S.....	F.D. ....	162 West 34th st., Man., L. D. 99011-99013
819-26-BZ.....	B.B.B. .	314-322 8th st., Bklyn., Applic. 16351-1926
818-26-S.....	F.D. ....	47 West 47th st., Man., L. D. 698
817-26-BZ.....	T.H.D. .	2001 Avenue U, Bklyn., N. B. 734-1926
816-26-BZ.....	B.B.Bx. .	E.S. Harlem River Terrace, 77 ft. No. of Fordham rd., Bx., N. B. 2578-1926
815-26-BZ.....	B.B.Bx. .	N.S. 145th st., 50 ft. E. of Southern blvd., Bx., N. B. 1343-1926

*Restored to Calendar.*

288-26-A.....F.D. ....740-748 Whitlock ave., Bx.,  
L. C. 3298

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department  
B.B.B. ....Bureau of Buildings, Brooklyn  
B.B.M. ....Bureau of Buildings, Manhattan  
B.B.Q. ....Bureau of Buildings, Queens  
B.B.R. ....Bureau of Buildings, Richmond  
B.B.Bx. ....Bureau of Buildings, Bronx  
T.H.D. ....Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, OCTOBER 19, 1926, AT 2 P. M.**

*Building Zone Cases.*

289-26-BZ  
APPLICANT—Frederick J. Flynn, for H. & S. Sonn, Inc.  
owner.  
PREMISES—816-832 Home street, 1217-1223 Prospect  
avenue and south side of Home street, 110.21 ft. ea.  
of Union avenue, The Bronx.  
APPLICATION, under section 21 of the building zone re-  
lution,  
TO PERMIT in a business district the erection and ma-  
tenance of a garage for the storage of more than  
five (5) motor vehicles.

516-26-BZ  
APPLICANT—Philip J. Sinnott, for Vermilyea Realty Co.  
owner.  
PREMISES—Northeast corner of Mosholu avenue and  
West 255th street, The Bronx.  
APPLICATION, under section 21 of the building zone re-  
lution,  
TO PERMIT in an "F" area district the erection of  
apartment house occupying an area of lot in ex-  
cess of the requirements of the building zone re-  
lution.

578-26-BZ  
APPLICANT—Schreiber, Collins, Myers and Buchter,  
Masro Realty Corp., owner.  
PREMISES—264-268 West 40th street, Manhattan.  
APPLICATION, under section 21 of the building zone re-  
solution,  
TO PERMIT partly in a 1½ times district and partly in  
2 times district and also in a "B" area district,  
erection and maintenance of the street wall higher  
than that permitted by the zone resolution, and a  
to construct a yard less in depth than required  
by the zone resolution.

593-26-BZ  
APPLICANT—Daniel Campbell, Jr., for Dualboro Co.  
owner.  
PREMISES—62-64-66 Northern boulevard, Flushing, B-  
orough of Queens.  
APPLICATION, under section 21 of the building zone re-  
solution,



# CALENDAR

TO PERMIT the extension from an unrestricted into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

04-26-BZ

APPLICANT—Emil Guterman, for H. W. Olson and C. W. Otto, lessees.

REMISES—641-645 Gun Hill road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the installation and maintenance of a gasoline selling station.

05-26-BZ

APPLICANT—Carl Sherman, for Bogild Builders, Inc., owner.

REMISES—East side of Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

06-26-BZ

APPLICANT—Kramer and Kleinfeld, for Daniel Buonocore, owner.

REMISES—1767-1779 84th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a poultry slaughter house.

06-26-BZ

APPLICANT—John J. Dunnigan, for Mary A. Klug, owner.

REMISES—445-449 East 189th street, The Bronx.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

06-26-BZ

APPLICANT—William F. Doyle, for Hansom Building Corp., owner.

REMISES—East side of Sherman avenue, 51 ft. south of East 163rd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

06-26-BZ

APPLICANT—William F. Doyle, for Miriam Young, owner.

REMISES—1883 Marmion avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building for store purposes.

06-26-BZ

APPLICANT—William F. Doyle, for Kay-Wei Building Corp., owner.

REMISES—1751-1765 67th street, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

OCTOBER 19, 1926, 10 A. M.

*Appeals from Administrative Orders.*

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

502-26-A—141-145 Wooster street, Manhattan.

359-26-A—34 35th street, Brooklyn.

584-26-A—6600 Metropolitan avenue, Middle Village, Borough of Queens.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

15-26-A—80-82 Greene street, Manhattan.

626-26-A—2941-2947 Atlantic avenue, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 19, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

CAL. NO. 552-26-BZ—Application, June 17, 1926, under sections 7a and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of John Nista, owner, to permit in a residence district the extension of the first story of an existing business building; premises 2496 Belmont avenue, The Bronx.

CAL. NO. 555-26-BZ—Application June 17, 1926, under section 21 of the building zone resolution, of Harry M. Peyser, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of an automobile repair shop; premises 1255 East New York avenue, Brooklyn.

CAL. NO. 530-26-BZ—Application, June 9, 1926, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Edwin F. Branning, owner, to permit in a business district the extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 1827 Sedgwick avenue, The Bronx.

CAL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.



# CALENDAR

CAL. NO. 549-26-BZ—Application, June 16, 1926, under sections 7e and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Joseph Perl binder, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1149-1151 Southern Boulevard, The Bronx.

CAL. NO. 460-26-BZ—Application, May 22, 1926, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of C. B. M. Realty Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and business building; premises northeast corner of Fifth avenue and 50th street, Brooklyn.

CAL. NO. 587-26-BZ—Application, July 1, 1926, under section 21 of the building zone resolution, of Keepland Development Corp., applicant and owner, to permit in a residence district the erection of a building to be occupied for business (stores); premises 941-949 Washington avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 19, 1926, 2 P. M.

### *Petitions for Variations.*

- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 538-26-S—41-43 John street, Manhattan.
- 494-26-S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.
- 56-26-S—16-24 West 47th street, Manhattan.
- 594-26-S—247-251 West 35th street, Manhattan.
- 610-26-S—1351-1365 Broadway, Manhattan.
- 612-26-S—333 Seventh avenue, Manhattan.
- 497-26-S—34 East 30th street, Manhattan.

### *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.
- 598-19-SR—Fuel Oil Rules.
- 217-21-SR—Fuel Oil Rules.

## CALL OF CLERK'S CALENDAR

### TUESDAY, OCTOBER 26, 1926, AT 2 P. M.

#### *Building Zone Cases.*

- 1266-25-BZ  
APPLICANT—Philip J. Sinnott, for Louis J. Block, owner.  
PREMISES—668-672 New Lots avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline selling station.
- 574-26-BZ  
APPLICANT—John J. Dunnigan, for Menlo Building Co., owner.  
PREMISES—3510 Webster avenue, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension from an unrestricted district into a business district of a proposed garage for storage of more than five (5) motor vehicles.

643-26-BZ

APPLICANT—John J. Dunnigan, for Breskap Realty Corp., owner.

PREMISES—2850 Grand Concourse, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of occupancy in part of the first story from residence use to business use.

725-26-BZ

APPLICANT—Brown Rolston, for Pie Bakeries of America, Inc., owner.

PREMISES—North side of 2nd street, 170 ft. 9 in. of Fourth avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

## OCTOBER 26, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

236-26-A—114-116 Fulton street, Manhattan.

487-26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Brooklyn.

756-26-A—696-716 Pacific street, Brooklyn.

### *Building Zone Applications*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 26, 1926*, at 10 o'clock, in Room 1013, Municipal Building on the following matters:

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 1st street, Brooklyn.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution of Willion F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 392-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution of John J. Gilmartin, applicant, on



# CALENDAR

half of N. Green, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 301-303 Freeman avenue, Long Island City, Borough of Queens.

NO. 691-26-BZ—Application, August 10, 1926, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 462-464 Fifth avenue, Brooklyn.

NO. 624-26-BZ—Application, July 15, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of H. L. Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Nassau boulevard and Kissena boulevard, Flushing, Borough of Queens.

NO. 607-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Joseph B. Lynch, applicant, on behalf of Leo F. Gieberick, owner, to permit in a residence district the erection of a garage for the storage of **more than five (5)** motor vehicles; premises 502-518 Avenue W and 2341-2351 East 5th street, Brooklyn.

NO. 616-26-BZ—Application, July 13, 1926, under section 21 of the building zone resolution, of Pythian Temple Association, applicant and owner, to permit in a residence and "B" area district the erection and maintenance of a building with a rear yard less in depth than that required by the zone resolution; premises 135-145 West 70th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 26, 1926, 2 P. M.

### *Petitions for Variations.*

- 6-S—58-64 West 40th street, Manhattan.
- 6-S—58-64 West 40th street, Manhattan.
- 6-S—58-64 West 40th street, Manhattan.
- 6-S—58-64 West 40th street, Manhattan.
- 6-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

508-26-S—68-72 Church street, Manhattan.

513-26-S—1584-1586 Fulton street, Brooklyn.

577-26-S—214-218 West 28th street, Manhattan.

621-26-S—307-317 West 38th street and 308 West 39th street, Manhattan.

629-26-S—261 Greene street, Manhattan.

637-26-S—157-159 West 22nd street, Manhattan.

### *Appliance Submitted for Approval.*

1310-25-SA—Westinghouse Voltmeter and Milliammeter, Type BA-CA, approval of.

## NOVEMBER 3, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

130-26-A—194 Worth street, Manhattan.

557-26-A—656 St. Nicholas avenue, Manhattan.

583-26-A—19 East 12th street, Manhattan.

600-26-A—315 West 34th street and 316 West 35th street, Manhattan.

615-26-A—416-432 East 47th street, Manhattan.

642-26-A—108-116 Lorraine street, Brooklyn.

644-26-A—1 Beach 34th street, Edgemere, Borough of Queens.

654-26-A—2788 Grand Concourse, The Bronx.

## NOVEMBER 3, 1926, 2 P. M.

### *Petitions for Variations.*

355-26-S—380-390 Snediker avenue, Brooklyn.

639-26-S—Southwest corner of Woodside avenue and Barnett avenue, Long Island City, Borough of Queens.

640-26-S—50 Bond street, Manhattan.

641-26-S—2-4 West 29th street and 258-260 Fifth avenue, Manhattan.

649-26-S—197 Wooster street, Manhattan.

651-26-S—39-43 West 37th street, Manhattan.

652-26-S—48-56 West 37th street, Manhattan.

653-26-S—108-112 West 39th street, Manhattan.

657-26-S—208-212 West 30th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

WEDNESDAY MORNING, OCTOBER 13, 1926.

Present: Chairman Walsh, Commissioners Connell, and Guilfoyle and Chief Kenlon.

Minutes of the special meeting of the board held on morning, October 1, 1926; the minutes of the meeting of the board, held on Tuesday morning, 5, 1926, and the minutes of the regular meeting of the board, held Tuesday afternoon, October 5, 1926, were read as printed in the Bulletin No. 41, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

487-26-A.

APPELLANT—R. C. Hurwitz, for Artistic Dyeing Company Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.



# MINUTES

For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m.

626-26-A.  
APPELLANT—Leonard W. Kautz, for J. D. Williams, Inc., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—2941-47 Atlantic avenue, Brooklyn.  
APPEARANCES—

For Appellant: Leonard W. Kautz.  
For Administration: Inspector Lynch of fire department.  
ACTION OF BOARD—Laid over to October 19, 1926, at 10 a. m.

591-26-A.  
APPELLANT—Ballard Oil Equipment Co., for J. M. Balsam, owner.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—28 Kingston Road, Jamaica, Borough of Queens.  
APPEARANCES—None.  
ACTION OF BOARD—Appeal withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

505-26-A.  
APPELLANT—Fansteel Products Co. Inc., lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—54-56 Dey street, Manhattan.  
APPEARANCES—  
For Appellant: Howard E. Drake.  
For Administration: Inspector Lynch of fire department.  
ACTION OF BOARD—Appeal withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

449-26-A.  
APPELLANT—F. J. Wasselle, for Mary Herman, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—71 North 6th street, Brooklyn.  
APPEARANCES—  
For Appellant: None.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal dismissed for lack of prosecution.  
THE VOTE TO DISMISS—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:  
(449-26-A)  
WHEREAS, F. J. Wasselle, for Mary Herman, owner, filed, May 20, 1926, an appeal from an order of the fire commissioner, affecting premises 71 North 6th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 10, 1925 (Order No. 84775-F), reads:  
"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as

provided in the rules for fire extinguishing appliance adopted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and  
WHEREAS, the building is non-fireproof, 2 stories in height, 25 ft. by 95 ft. in area at 1st story, and 25 ft. by 50 ft. area above; OCCUPIED: cellar, stock rooms; 1st story, manufacture of paper boxes, 8 persons; 2nd story, packing and storage of paper boxes, 3 persons; and

WHEREAS, the appellant contends that the occupancy is small and that the exits are adequate; and

WHEREAS, no one appeared when this case was called.  
Resolved, that the appeal be and it hereby is dismissed for lack of prosecution.

595-26-A.  
APPELLANT—Cornell Utilities Co. for Henry Stubbman, owner.  
SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—1 West 6th street, Coney Island, Brooklyn.  
APPEARANCES—  
For Appellant: William Porter.  
For Administration: Inspector Carroll of fire department.  
ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—  
Affirmative .....  
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....  
Absent: Chief Kenlon .....

THE RESOLUTION:

(595-26-A)

WHEREAS, William Porter, for Cornell Utilities Co., for Henry G. Stubbman, owner, filed, July 7, 1926, an appeal from a decision of the fire commissioner, affecting premises 1 West 6th street, Coney Island, Borough of Brooklyn; and  
WHEREAS, the decision of the fire commissioner, rendered June 11, 1926, reads:

"3. The use of Grade B fuel oil is not permitted in commercial plants and residences of more than two families unless the room in which equipment is used is cut off from rest of building by fireproof partition, ceilings and floors. Such rooms must also have direct entrance from street only and be adequately vented to the outer air.";

and  
WHEREAS, the building is fireproof, 4 stories in height, 59 ft. by 100 ft. in area; OCCUPIED as a hotel accommodating 200 persons; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,080-gallon fuel oil tank (buried outside the premises), a 55-gallon auxiliary tank (located in open part of basement), a NoKol Automatic Burner (located in boiler room which does not directly open to the outer air) and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant contends that hardship would result if compelled to strictly comply with the rules and contends that the existing installation is a substantial compliance with the rules.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

598-26-A.  
APPELLANT—James Duffy, for DeForest Phonofilm Inc., lessee.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—318 East 48th street, Manhattan.  
APPEARANCES—  
For Appellant: James Duffy, L. A. Baker.



# MINUTES

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(598-26-A)

WHEREAS, James Duffy, for DeForest Phonofilms, Inc., lessee, filed, June 30, 1926, an appeal from an order of the fire commissioner, affecting premises 318 East 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 3, 1926 (Order No. 34356-LC), reads:

"13. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 pounds per square inch, extending from cellar to roof with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 73 ft. 3 in. on East 48th street and a frontage of 73 ft. 3 in. on East 47th street, upon which is located a one and two-story non-fireproof building having a total area of approximately 13,000 square feet; the building being divided into 3 sections by masonry walls, with the openings herein protected by automatic fireproof doors; OCCUPIED as a motion picture studio, approximately 30 persons permanently employed, increased by motion picture casts; and

WHEREAS, the appellant contends that the premises faces on two street fronts and that in compliance with a modification granted under Cal. No. 1202-25-A, a sprinkler system has been installed and that sufficient fire protection is afforded thereby; and

WHEREAS, these premises were covered by similar orders affecting separate portions of the structure under Cal. No. 729-23-A and Cal. No. 1202-25-A, which orders were modified by action of this board in those cases.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the stipulation of the two foregoing appeals namely Cal. No. 729-23-A and Cal. No. 1202-25-A on the same premises shall be complied with, and so long as the structure remains substantially unchanged and is not increased in height or area, and that the existing exit facilities and the sub-dividing brick walls as indicated on the plans filed in this case shall be maintained unchanged.

9-26-A.

APPELLANT—Samuel Gumeiner, for Weingarten & Geberer, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—90-94 Grand street, Manhattan.

APPEARANCES—

For Appellant: Samuel Gumeiner.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(599-26-A)

WHEREAS, Samuel Gumeiner, for Weingarten and Geberer, lessee, filed, July 8, 1926, an appeal from an order of the

fire commissioner, affecting premises 90-94 Grand street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 11, 1926 (Order No. 34505-LC), reads:

"You are hereby notified that an inspection of premises 90-94 Grand Street, Manhattan, used for the storage of celluloid, show that the following must be done before permit requested by you can be issued:

"1. Provide fireproof, self-closing doors at openings to freight elevator shaft.

"2. Provide an enclosure of fire retarding material around passenger elevator shaft.

"3. Discontinue use of gas in hallway.

"4. Discontinue the use of any open flame in any room wherein nitro-cellulose is used.

"5. Provide suitable guards around radiators and steam pipes to prevent combustible material from coming in contact therewith.

"Note: Top shall be sloping so as to prevent same from being used as shelves.

"6. Arrange work benches so as to prevent stock from falling from same to floor. Sec. 235-10-3, Chap. 10, Art. 19, Code of Ordinances.

"7. Arrange tables at least 4 inches from any wall, steam or hot water pipes. Sec. 235-10-3-B, Chap. 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 75 ft. by 101 ft. in area; OCCUPIED: 1st story, stores; 2nd story, manufacture of brassieres, 50 persons; 3rd story, occupied by appellant for the manufacture of leather novelties (some having celluloid insets), 20 persons; 4th story, shipping department, 3 persons; 5th story, manufacture of leather bags, 30 persons; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system; that the celluloid is cut by hand into the required sizes; that no filing or drilling is done; that appellant has a certificate of fitness for handling celluloid, and requests permission to store a maximum of 25 pounds of celluloid on the premises.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects the occupancy of the 3rd story *on condition* that not more than 25 pounds of sheet celluloid shall be maintained on the premises, stored and maintained in approved metal can located at the front of the building adjacent to an open window; that the work or manufacturing on these sheets shall be limited to cutting, sewing and pasting in envelope pocketbooks and that the cutting shall be restricted to hand operation; and as to item 2, the elevator enclosure on the floor of this occupancy, namely 3rd story, shall be enclosed in approved fire resisting construction, and any openings therein shall be equipped with self-closing fireproof doors, and that the stairways on this 3rd story shall also be enclosed in either fireproof or approved fire resisting construction and any openings thereto shall be protected with self-closing fireproof doors.

609-26-A.

APPELLANT—Croker National Fire Prevention Eng. Co., for L. C. Tiffany Furnaces, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Kingsland avenue and Luydig Place, Corona, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1



# MINUTES

## THE RESOLUTION:

(609-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for L. C. Tiffany Furnaces, Inc., owner, filed, July 13, 1926, an appeal from an order of the fire commissioner, affecting premises on the northwest corner of Kingsland avenue and Luydig place, Corona, Borough of Queens; and

WHEREAS, the order of the fire commissioner (Order No. 89846-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the premises, facing on three street fronts, consists of a group of buildings: a one-story and basement brick metal shop leading into the shop building; a one-story and basement fireproof packing building; a two-story non-fireproof office building and a one-story corrugated iron shop; the group having a total area of approximately 20,000 sq. ft.; OCCUPIED for the manufacture of art glass, 30 persons in entire premises; and

WHEREAS, appellant contends that the premises are open on all four sides; that the materials used in the manufacture of the glass are non-inflammable; that there are city fire hydrants in the vicinity and that the premises are provided with a hose house containing a hose reel, on wheels, with 200 feet of hose.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area and remain substantially unchanged as to the subdivision of the existing floor area; that the packing shall be restricted to a room of fireproof enclosure with any openings thereto equipped with fireproof self-closing doors; that a 40-gallon portable fire extinguisher shall be installed and properly housed in the open driveway at the southerly end of the premises; that a 40-gallon portable fire extinguisher shall be located in the "shop" immediately adjoining the "supply room" abutting the partitions thereof; so long as conditions as to use and present operation of premises remain substantially unchanged.

611-26-A.

APPELLANT—Croker National Fire Prevention Eng. Co., for 591 Broadway Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—591 Broadway, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(611-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for 591 Broadway Corp., owner, filed, July 13, 1926, an appeal from an order of the fire commissioner, affecting premises 591 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 2, 1925 (Order No. 87039-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements,

cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, 6 stories, 85 2 in. in height on the Broadway front, 92 ft. high on Mercer street, 30 ft. 1 in. by 200 ft. in area; OCCUPIED: 1 story, stores; 2nd story, manufacture of men's shirts, 10 persons; 3rd story, manufacture of men's shirts, 10 persons; 4th story, manufacture of pants, 5 persons; 5th story vacant at present; 6th story, manufacture of hats, 50 persons; and

WHEREAS, appellant contends that the building is provided with a sprinkler system supplied from a 10,000-gallon gravity tank, and that the building is but slightly in excess of the height limit requiring the installation of a standpipe system.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area and shall be equipped throughout with an approved wet sprinkler system, and only so long as conditions as to occupancy and use remain substantially unchanged.

618-26-A.

APPELLANT—John J. Gilmartin, for B. Peter Cerussi, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—4570-4582 3rd avenue, The Bronx.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 4

Negative ..... 0

Absent ..... 1

## THE RESOLUTION:

(618-26-A)

WHEREAS, John J. Gilmartin, for B. Peter Cerussi, owner, filed, July 14, 1926, an appeal from an order of the fire commissioner, affecting premises 4570-4582 Third avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 14, 1926 (Order No. 34477-C), reads:

"1. Discontinue the maintenance of a garage on these premises; remove all the gasoline from storage tank and remove all motor vehicles, the fuel tanks of which are not empty, from premises.

"THE ABOVE ORDER IS ISSUED FOR THE FOLLOWING REASONS:

"(B) Garage is over 10,000 square feet in area and not provided with a 4 inch standpipe, Section 581, Chapter 5, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, one story in height, 75 ft. by 197 ft. (approximately 11,600 sq. ft.) in area; OCCUPIED as a public garage, 5 persons; and

WHEREAS, appellant contends that the building is low in height and but slightly in excess of the area limit requiring standpipes; that there are 4 city fire hydrants in the immediate vicinity and that fire buckets have been installed throughout the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped with a standpipe system in accordance with the resolution of this board under Cal. No. 179-20-S.



# MINUTES

625-26-A.

APPELLANT—Samuel Rosenblum, for Herrmann & Grace Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—671-689 Bergen street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION:

(625-26-A)

WHEREAS, Samuel Rosenblum, for Hermann and Grace Co., owner, filed, July 15, 1926, an appeal from an order of the fire commissioner, affecting premises 671-689 Bergen street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 1, 1926 (Order No. 97750-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

WHEREAS, the building is non-fireproof, two and three stories in height, 20 ft. and 30 ft., and 82 ft. 9 in. by 150 ft., regular, (approximately 14,700 sq. ft.) in area; (there being also a one-story shed at the northwest corner of the premises); OCCUPIED: 1st story, manufacture of sheet metal work, 50 persons; 2nd story, manufacture of kalamein, 35 persons; 3rd story, storage, no persons; and

WHEREAS, appellant contends that the premises (excepting shed) are protected by an automatic sprinkler system; that the buildings are supervised by day and night watchmen; and that the occupancy of the premises is not arduous.

Resolved, that the order of the fire commissioner be and hereby is modified, and the appeal be and it hereby is granted on condition that the premises shall be equipped throughout with an approved sprinkler system and that the premises shall be not increased in height, area or dimensions, only so long as the present occupancy and use remains substantially unchanged.

772-26-A.

APPELLANT—Socony Burner Corporation, for Herbert L. Pratt, owner.

SUBJECT—Appeal from decisions of fire commissioner and superintendent of buildings.

PREMISES AFFECTED—1027 5th avenue, Manhattan.

APPEARANCES—

For Appellant: J. J. Cosgrove.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon

Absent

THE RESOLUTION:

(754-26-A)

WHEREAS, Socony Burner Corp., for Herbert L. Pratt, owner, filed, September 10, 1926, an appeal from a decision

of the fire commissioner and also from a decision of the superintendent of buildings, affecting premises 1027 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered August 25, 1926, reads:

"1. Systems fed by gravity between the storage tank and the pump are prohibited (Grade B system).

"2. Capacity of a storage tank for Grade B fuel oil may not exceed 1,100 gallons.

"3. Capacity of a tank for the storage of Grade B fuel oil which tank is not buried outside of a building or below the lowest floor level may not exceed 200 gallons.

"4. Pumps may be located below the top of the oil storage tank where heavy oil is used having a gravity of not more than 18 degrees Beaume and where the top of the tank is not more than 10 feet above the pumps."

the decision of the superintendent of buildings, rendered August 16, 1926, reads:

"This amendment is disapproved with the following objections:

"3. The capacity of grade B oil tank should not exceed 1,100 gallons as per rule 19 subdivision 2 of the Fuel Oil Rules.

"4. Show clearly the enclosure of tank and the thickness of the fill. Enclosure and fill should comply with rule 19 of the Fuel Oil Rules. Obtain and show permit from Highway Department."

and

WHEREAS, the building is non-fireproof, 6 stories in height, 40 ft. by 100 ft. in area; OCCUPIED as a residence for one family; and

WHEREAS, the appellant proposes to install a fuel oil burning system consisting of a 2,500-gallon storage tank buried 4 feet below the sidewalk level in an abandoned coal vault, enclosed by 20 inch stone walls, with a surrounding sand fill; and an approved Socony Arrow burner installed in the boiler room, 11 ft. 6 in. below the storage tank, using Grade "B" oil, with all necessary piping, valves and pump for a complete installation; and

WHEREAS, the appellant contends that to install a 1,100-gallon tank would necessitate a daily supply of oil; also that the oil is pumped from the top of tank to burner and that the suction line is protected by a vacuum tank device.

Resolved, that the decision of the fire commissioner and the decision of the superintendent of buildings be and they hereby are affirmed, and the appeal be and it hereby is denied.

772-26-A.

APPELLANT—Conrad Hewitt, for Metropolitan Museum of Art, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—West side of 5th avenue, 115 ft. west of southeast corner of 80th street, Manhattan.

APPEARANCES—

For Appellant: Conrad Hewitt.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon

Negative

Absent

THE RESOLUTION:

(772-26-A)

WHEREAS, Conrad Hewitt, for the Metropolitan Museum of Art, for the City of New York, owner, filed, September 17, 1926, an appeal from a decision of the fire commissioner, affecting premises west side Fifth avenue, 115 ft. west of southeast corner of 80th street, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the fire commissioner (re Alt. App. 297-1926), dated August 25, 1926, reads:

"1. Storage of inflammable motion picture film may not be permitted within 50 ft. of lecture hall.

"2. Building in which inflammable motion picture film is to be contained must be equipped with a two source automatic pressure and gravity sprinkler system, plans for which must be filed. Sprinklers in vault must be connected with this system."

and

WHEREAS, the building is fireproof, 3 stories in height, of large dimensions, used and known as the lecture hall and exhibition building of the Metropolitan Museum of Art; EQUIPPED with a sprinkler system, supplied by three separate 6 inch connections—one connection from the high pressure (65 lbs.) main on east side of Fifth avenue; the other two from the low pressure main of 48 inches in diameter, which are connected to one 800-gallon, automatic steam pump and one 1,000-gallon, motor-driven, automatic turbine pump; the high pressure main is directly connected with the sprinkler system and on the discharge side of pumps, which automatically start when the pressure drops to 60 lbs. and cuts out when pressure reaches 65 lbs.; and

WHEREAS, the appellant proposes to construct a motion picture film storage vault in the court between the boiler house and the lecture hall and at an elevation of 21 ft. above the court floor level, vault to be fireproof, one story in height, 28 ft. by 10 ft. 1 in. in area, and to equip the same with adequate sprinkler heads connected by piping to the existing sprinkler system in the museum building; and

WHEREAS, the appellant contends that the proposed film vault will be entirely on the outside and separated from the lecture hall by an unpierced brick wall, 20 inches in thickness; furthermore, that the existing sprinkler system is better than the ordinary installations.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to item 1, *on condition* that this proposed structure shall not exceed an area of 12 ft. by 15 ft. and shall be not more than one story in height with not more than one opening therein equipped with a fireproof self-closing door and accessible from the exterior courtway only, and *granted* as to item 2 *on condition* that the vault shall be equipped with a sprinkler supply from the existing sprinkler system of the main structure and that the vault shall be otherwise constructed in accordance with the requirements of the code of ordinances.

288-26-A.

APPELLANT—Edward P. Doyle, for Watkins Garage Realty Co., owner.

SUBJECT—Application for reopening, modification of resolution, appeal from order of fire commissioner.

PREMISES AFFECTED—740-748 Whitlock avenue, The Bronx.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(288-26-A)

WHEREAS, Edward P. Doyle, for Watkins Garage Realty Co., owner, filed, April 5, 1926, an appeal from an order of the fire commissioner, affecting premises 740-748 Whitlock avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated February 4, 1926 (No. 32952-LC), reads:

"1. Construct 6 in. terra cotta wall with automatic fireproof doors across garage 120 ft. from front wall of garage as shown on approved plan 1117-24.";

and

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 170 ft. and 180 ft., irregular in depth about 17,000 sq. ft. in area; OCCUPIED as a storage garage, 3 persons; EQUIPPED with a 4 in. standpipe 3 outlets and sufficient length of 2½ in. hose to reach all portions of the floor area; and

WHEREAS, the appellant contends that the building is only one story in height, has less than 24,000 sq. ft. floor area, faces two streets and is easily accessible to firemen and

WHEREAS, this appeal was denied by the board at its meeting, June 15, 1926, and appellant requested a reopening of the case, which request was granted by vote of the board

*Resolved*, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that a wet sprinkler system with not less than two 4 in. connections to city main at both street fronts shall be installed.

## BUILDING ZONE CASES.

845-25-BZ.

APPLICANT—John J. Dunnigan, for Walter Eveletti, owner.

SUBJECT—Application (re decision of superintendent of buildings) to permit under section 7-c and 21 of the building zone resolution, in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast cor. of Inwood avenue and Macombs road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

478-26-BZ.

APPLICANT—Victor C. Farrar, for Baker, Evans & Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the change of occupancy, of a building, from a conforming use to business use on the 1st story.

PREMISES AFFECTED—102 East 40th street, Manhattan.

APPEARANCES—

For Applicant: Charles Craig, Mr. Mandel.

For Opposition: Edwin DeT. Bechtel, Wilton

Dannam, Mark Jacobs, O. F. Sensch, M.

L. Baker, Joseph Beyhill, James A. Mc

Carthy, John Fox.

ACTION OF BOARD—On completion of argument and presentation of case, by both sides, the applicant requested withdrawal. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

503-26-BZ.

APPLICANT—Hugh J. Sheeran, for New York Railways Corporation, owner.



# MINUTES

**SUBJECT**—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district, the alteration of an existing building and its maintenance as a garage for the storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1560-1564 Lexington avenue and 1311-1315 Park avenue, Manhattan.

**APPEARANCES**—

For Applicant: David McCoy.

For Opposition: Chas. S. Rosenthal, Dr. C. Yusana.

**ACTION OF BOARD**—Application withdrawn.

**THE VOTE TO WITHDRAW**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

53-26-BZ.

**APPLICANT**—John J. Dunnigan, for Pasquale Fiore, owner.

**SUBJECT**—Application (re decision of superintendent of buildings) under sections 7-c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a factory building.

**PREMISES AFFECTED**—460-468 Southern Boulevard, The Bronx.

**APPEARANCES**—

For Applicant: John J. Dunnigan.

For Opposition: Frank Oliver, Theodore Kauffler.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

**THE VOTE**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

**THE RESOLUTION**:

(453-26-BZ)

WHEREAS, John J. Dunnigan, for Pasquale Fiore, owner, 1, May 20, 1926, an application, under the building zone resolution, to permit in a business district, extending from unrestricted district, the erection and maintenance of a factory building; premises 460-468 Southern Boulevard, Bronx; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Southern Boulevard, East 147th street and Timpson Place are partly business and partly restricted districts; and

WHEREAS, the decision of the superintendent of buildings, N. B. 876-1926, rendered May 21, 1926, reads:

"1. Erection of proposed factory building in a business district extending into unrestricted district is contrary to provisions of Building Zone Resolution."

WHEREAS, the proposed building is to be of non-fireproof construction, three stories in height, with a frontage of 125 ft., and a depth of 125 ft. and 65 ft. (irregular), to be occupied as factory building; and

WHEREAS, the board deemed that the applicant substantiated his basis of appeal under sections 7-c and 21 in that the facts are same and similar uses opposite and abutting his property, and that on part of his plot there existed prior to and still exists a non-conforming use and occupancy. *solved*, that the board of standards and appeals does *not* make a variation in the application of the use district provisions of the building zone resolution, and that the

application be and it hereby is *granted on condition* that the building shall not exceed a height of 50 ft. (3 stories in height) above grade; that any factory occupancy and operation conducted in the proposed structure shall be limited and restricted to the manufacture and assembly of custom-made furniture; that the gable walls shall be unpierced throughout their entire height and length; that the 1st story street front shall be constructed and arranged for a depth of not less than 40 ft. for use and occupancy as mercantile stores or show rooms, separated from the factory portion by walls of approved masonry; that a rear yard not less than 10 ft. deep for the entire width of premises shall be maintained; and that the requirements of the building zone resolution shall be complied with in all other respects; and that all permits required shall be obtained within nine months and the building completed within eighteen months.

517-26-BZ.

**APPLICANT**—Victor C. Farrar, for 40th St. & Park Ave., Inc., owner.

**SUBJECT**—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for offices.

**PREMISES AFFECTED**—90-98 Park avenue and 38-40 East 40th street, Manhattan.

**APPEARANCES**—

For Applicant: Charles Craig.

For Opposition: Edwin DeT. Bechtel, John Fox, O. F. Sensch, George H. Kuhner, L. Terrell, Milton Damnamn, Mark Jacobs, R. H. Blum, M. L. Baker, P. B. Edson, Joseph Beyhill, James A. McCarthy, Catharine Potter.

**ACTION OF BOARD**—Application granted on condition.

**CONDITIONS**—As specified in resolution.

**THE VOTE**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

**THE RESOLUTION**:

(517-26-BZ)

WHEREAS, Victor C. Farrar, for 40th Street and Park Avenue, Inc., owner, filed, June 7, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for offices; premises 90-98 Park avenue and 38-40 East 40th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue, south of East 40th street, is in a residence district; that Park avenue, north of East 40th street is in a business district; that East 40th street, south side, is in a residence district; and that East 40th street, north side, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 4, 1926, reads:

"1. A business building may not be erected in a residence district—Zone Resolution, Section 3.";

and

WHEREAS, the proposed building is of fireproof construction, 21 stories and pent house in height, with a frontage of 116 ft. 6 in. on Park avenue and 130 ft. on East 40th street, to be occupied for offices; and

WHEREAS, the board deemed that the applicant substantiated his basis of appeal under Section 21, on the ground that the continued limitation and use of this property to strict compliance of the building zone resolution requirements entail unnecessary hardship and practical difficulties; that the same and similar uses exist almost throughout the entire street



# MINUTES

front, and that this street front on the northerly side throughout and on the same side for 100 ft. from Madison avenue is designated on the city maps for business use.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that no part of the building shall be used for manufacturing use purposes or occupancy; that any store use on the 1st story shall be restricted on the Park avenue front to banking business or retail mercantile or executive business uses, not operating on Sundays or holidays, and that no portion of the Park avenue front for a depth of not less than 100 ft. shall be occupied or used at any time as a restaurant or for the sale of edibles or beverages; that the main corridor, business entrance shall be restricted to the 40th street front of the structure and not within 50 ft. of the corner; that there shall be no advertising signs of any nature or description erected on Park avenue section of this property nor within 25 ft. of corner; that a return shall be made to this board of the architectural design of the front elevations on Park avenue and 40th street and the layout of the ground or store floor and one typical floor plan for approval by this board before filing application with the bureau of buildings; that the building otherwise shall be constructed and maintained in accordance with the building zone resolution requirements in all respects; and that all permits required shall be obtained within nine months and the building completed within eighteen months.

## 544-26-BZ.

APPLICANT—New York Telephone Company, owner.  
SUBJECT—Application (re decision of superintendent of buildings) under section 7(c) and 7(d) of the building zone resolution, to permit the extension from a business into a residence district, of an existing telephone exchange.

PREMISES AFFECTED—676-686 Fairview avenue and 1928-1944 Gates avenue, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: N. B. Egleston.

For Opposition: Anthony B. Stegman, Catharine Kerr.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(544-26-BZ)

WHEREAS, New York Telephone Company, owner, filed, July 12, 1926, an application, under the building zone resolution, to permit the extension from a business to a residence district of an existing telephone exchange building; premises 676-686 Fairview avenue, and 1928-1944 Gates avenue, Ridgewood, Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fairview avenue is business, Gates avenue is residence, and Palmetto street is residence; and

WHEREAS, the decision of the superintendent of buildings, re: Alt. 996-1926, rendered April 12, 1926, reads:

"Your application for a permit on the above location has been rejected, as an examination of your drawings and application shows they do not conform with the laws for the following reason:

"Extending telephone exchange into a residence district.";

and

WHEREAS, the proposed building is to be of fireproof construction, 3 stories in height, with a frontage of 90 ft. 10 in., and a depth of 145 ft. 1 in., to be occupied as telephone exchange; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7-c and 7-d of the zoning resolution;

*Resolved*, that the board of standards and appeals do hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of 3 stories; that there shall be no entrance or exit on the street front of the building within the residence use district of Gates avenue; that an open court of not less than 15 ft. deep for the entire width of the property shall be maintained at the rear of building on Gates avenue; that there shall be no vehicular entrance to yard from the courtway; that the front elevation of the Gates avenue side and the return wall on Gates avenue shall be finished with face brick and architectural terra cotta and stone trimmings; that any permits required shall be obtained within nine months and the building completed within eighteen months from the date of the action.

## 554-26-BZ.

APPLICANT—John DeHart, for Eleanora L. Cella, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7a-b and c of the building zone resolution, to permit in a residence district the extension of a building occupied as a storage warehouse.

PREMISES AFFECTED—810-812 East 170th street, The Bronx.

## APPEARANCES—

For Applicant: John DeHart.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....

## THE RESOLUTION:

(554-26-BZ)

WHEREAS, John DeHart, for Eleanora L. Cella, owner, filed, June 17, 1926, an application, under the building zone resolution, to permit in a residence district the extension of a building occupied as a storage warehouse; premises 810-812 East 170th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 170th street and Prospect avenue are both in business districts, and that Bristow street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered June 16, 1926, reads:

"1. Proposed extension of business building in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, 6 stories in height, with a frontage of 47 ft. 4 in., and a depth of 130 ft. 3 in.; to be occupied as a storage warehouse; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be extended in height above the roof of existing elevator structure; that the front of building on 170th street shall be finished in accordance with existing structure on 170th street as to material, color and design; and that all permits required shall be obtained within nine months and the building completed within eighteen months from date of this action.

579-26-BZ.

APPLICANT—Alfred J. Boulton, for Felice Mancaruso, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c, 7e and 21 of the building zone resolution, to permit the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—608-616 Union street, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(579-26-BZ)

WHEREAS, Alfred J. Boulton, for Felice Mancaruso, owner, filed, June 28, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five motor vehicles; premises 608-616 Union street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union street is in an unrestricted district; that Fourth avenue is in a business district; and that President street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 22, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-A 15.

"The erection of a public garage for more than five motor vehicles extending 20 feet into a business district."

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 100 ft., and a depth of 95 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7-c, 7-e and 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above grade and shall be constructed fireproof; that the rear and gable walls shall be unpierced throughout their entire height and length; that any skylights installed shall be glazed with plain glass, protected with wire guards above and below; that there shall be no vehicular opening on the street front within

25 ft. of the easterly gable wall; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that there shall be no roof signs erected; that any gasoline storage equipment installed shall be located at the westerly end of the building near the street front; and that all permits required shall be obtained within nine months and the work completed within eighteen months.

586-26-BZ.

APPLICANT—Edward P. Doyle, for Richbroson Hotel Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district, the maintenance of the use of a portion of the basement of an existing building for business purposes.

PREMISES AFFECTED—2-4 West 72nd street, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(586-26-BZ)

WHEREAS, Edward P. Doyle, for Richbroson Hotel Co., Inc., lessee, filed, July 1, 1926, an application, under the building zone resolution, to permit in a residence district the maintenance or the use of a portion of the basement of an existing building for business purposes; premises 2-4 West 72nd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 72nd street, West 71st street and Central Park West are all in a residence district; and

WHEREAS, the order of the superintendent of buildings, rendered April 2, 1926, reads (Order 69/25):

"You are hereby notified that the building occupied as a hotel and known as number 2 and 4 West 72nd st., HOTEL MAJESTIC and located in a residence district in the Borough of Manhattan, in the City of New York, does not conform to Section 3 of the Building Zone Resolution of the Board of Estimate and Apportionment, adopted July 25, 1916, in the respects noted below: In that of occupying the center portion of basement floor as a business office."

and

WHEREAS, the existing building is of fireproof construction, 12 stories in height, with a frontage of 200 ft. and a depth of 150 ft.; to be occupied for business purposes; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under Section 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* only so far as it affects the room located in basement, approximately 60 ft. frontage by 65 ft. depth, located about 65 ft. southerly from 72nd street on the Central Park West front of structure, restricted to the use of executive office for the accommodation and incidental use of the Automobile Association of America, *on condition*, that there shall be no sale, barter or exchange of merchandise on the premises; that there shall



# MINUTES

be no signs of any nature or description other than the monogram of the association, not exceeding three letters of the alphabet; and that any permits required shall be obtained within thirty days and any work involved thereby shall be completed within ninety days.

334-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc.; Frank Carp. Co., Inc.; and Franksol Realty Co., Inc., owners.

SUBJECT—Application for reopening, modification of resolution, re decision of the superintendent of buildings, under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an automobile sales room and service station.

PREMISES AFFECTED—690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan, Mr. Ginn.  
For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon	4
Negative: Commissioner Guilfoyle	1
Absent	0

THE RESOLUTION:

(334-26-BZ)

WHEREAS, John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner, filed, April 16, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an automobile sales room and service station; premises 690-698 East Fordham road, 2491-2509 Crotona avenue and 2500-2502 Cambrelling avenue, Borough of Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, A. M., after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Crotona avenue is residence; East Fordham road is business and East 189th street is business; and

WHEREAS, the decision of the superintendent of buildings, re: N. B. 781-1926, rendered April 9, 1926, reads:

"1. Erection of proposed building to be occupied for business purposes in business district extending into residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, 3 stories in height, with a frontage of 103.45 ft. and a depth of 330.68 ft., irregular, to be occupied as an automobile sales room and service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by this board at its meeting, July 6, 1926, on certain conditions and applicant requests a modification of these conditions to permit a roof sign.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the structure be limited to three stories in height above grade; that no gasoline storage equipment shall be maintained or installed on the premises other than portable tanks not exceeding 50-gallon capacity; that the use, conduct and operation of the property shall be restricted to automobile manufacturer's sales and distributing agency; that no part of the structure shall be rented or hired for live storage garage use; that there shall be no advertising signs or display on the front of the building other than the name and title of the business; not more than one roof sign shall be erected restricted to the business area of the plot not exceeding a height of 30 ft. above the cornice of the building; the advertising display to be limited to that of the owner or occupant of the premises; that the design of the front elevation shall be substantially in accordance with the photograph filed at the hearing and the facades on the street fronts shall be finished in architectural terra cotta, natural stone, enamel or face brick; that there shall be no door opening on Cambrelling avenue other than an emergency exit not exceeding 3 ft. 8 in. in width; that the requirements of the building zone resolution shall be complied with in all other respects; that all required permits shall be obtained within nine months and the building completed within eighteen months from the date of this action.

Adjourned, 4:20 P. M.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

WEDNESDAY AFTERNOON, OCTOBER 13, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

56-26-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Company, owner.

SUBJECT—Petition for variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

### APPEARANCES—

For Petitioner: Timothy J. Healy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m.

594-26-S.

PETITIONER—Buchman & Kahn, for 249 West 35th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—247-251 West 35th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m.



# MINUTES

610-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Cass & Rosenthal, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1351-1365 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m.

612-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Meyer Vessel, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—333 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m.

54-26-S.

PETITIONER—Emor Realty Corporation, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—9-11-13 East 59th street, Manhattan.

APPEARANCES—

For Petitioner: Otis E. Kurth and Edward P. O'Reilly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m.

7-26-S.

PETITIONER—John J. Hearn, for 34 East 30th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—34 East 30th street, Manhattan.

APPEARANCES—

For Petitioner: Merwin Lewis.

ACTION OF BOARD—Laid over to October 19, 1926, at 2 p. m.

5-26-S.

PETITIONER—Edward P. Doyle, for Waite & Bartlett, owner.

SUBJECT—Application for reopening—modification of resolution—variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—53 Jackson avenue, Long Island City, Queens.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN AND GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

26-S.

PETITIONER—David M. Oltarsh, for Bar Building, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—36 West 44th street, Manhattan.

APPEARANCES—

For Petitioner: David M. Oltarsh, John T. Lowe.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

619-26-S.

PETITIONER—William J. Gorman, for Richey, Browne & Donald, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—2101 Flushing avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

592-26-S.

PETITIONER—William Cohn, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—386-388 West Broadway, Manhattan.

APPEARANCES—

For Petitioner: Sol. A. Cohn.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(592-26-S)

WHEREAS, William Cohn, owner, filed, July 7, 1926, a petition for a variation from the requirements of the labor law as cited in order of the fire commissioner, affecting premises 386-388 West Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 28, 1926, reads:

"Order No. 90166-LD:

"1. Provide a second means of egress from the 1st floor, same to be located at rear of building, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 50 ft. by 75 ft. in area at 1st story and 50 ft. by 65 ft. in area above; OCCUPIED: 1st story, carpenter shop, 7 persons; 2nd story, storage of trunks, 4 persons; 3rd story, manufacture of trunks, 4 persons; 4th story, manufacture of trunks, 6 persons; 5th story, manufacture of trunks, 6 persons; EXITS: an interior wooden stairway, extending from the 1st story to roof; enclosed in wood partitions with wood doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story to the 2nd story balcony with counter-balanced stair to street; ROOFS of adjoining buildings approximately the same level; and



# MINUTES

WHEREAS, petitioner contends that the whole of the lot is covered by the building, excepting the area at the westerly rear and that an exit leading to this would have egress through adjoining properties and would not be practical and proposes to construct three doorways (opening outwardly) at the front of the building on the 1st story and requests the acceptance of this egress in view of the small occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an iron balcony shall be provided at the rear first story, from any one of the existing three windows, with iron steps and an iron landing platform at the grade level of the yard of the premises to the rear, and that there shall be four doorways provided at the street front of the building from the store direct to the street, and *granted* only so long as conditions as to occupancy and use remain substantially unchanged.

622-26-S.

PETITIONER—Henry I. Oser, for Fur Manufacturers' Building Company, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—249-251 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(622-26-S)

WHEREAS, Henry I. Oser, for Fur Manufacturers' Building Co., Inc., lessee, filed, July 15, 1925, a petition for a variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 249-251 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, re N. B. 781-1925, dated May 12, 1926, reads:

"1. All windows must comply with Section 264 of the Labor Law and Rule 503 of the Industrial Code."; and

WHEREAS, the building is fireproof, 15 stories in height, 50 ft. 2 in. by 98 ft. 9 in. in area at 1st story and 50 ft. 2 in. by 88 ft. 10 in. in area above; OCCUPIED: 1st story, stores and factory, 45 persons; upper stories, offices, show-rooms and factories, 270 persons above the 1st story; EQUIPPED with a sprinkler system; EXITS: Two interior, fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the front wall of the building on the 1st, 2nd and 3rd stories, glazed with plate glass; the maximum area of the glass on the 1st story being 92 in. by 96 in.; on the 2nd story being 63 in. by 86 in. and on the 3rd story being 63 in. by 86 in. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower three stories.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the street front of the building on the three lowest stories, *on condition* that the openings be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the labor law requirements shall be complied with in all other respects.

623-26-S.

PETITIONER—Henry I. Oser, for Fur Zone Realty Company, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—252-254 West 30th street, Manhattan.

APPEARANCES—

For Petitioner—J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(623-26-S)

WHEREAS, Henry I. Oser, for Fur Zone Realty Co. owner, filed, July 15, 1926, a petition for a variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 252-254 West 30th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, re N. B. App. 773-1926, dated May 12, 1926, reads:

"This amendment is disapproved with the following objection:

"4. All windows must comply with Sec. 264 of the Labor Law and Rule 503 of the Industrial Code."; and

WHEREAS, the building is fireproof, 15 stories in height, 49 ft. 9 in. by 98 ft. 9 in. in area at 1st story and 49 ft. 9 in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores upper stories, tenant factories, approximately 55 persons per story; EQUIPPED with a sprinkler system; EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street wall of the building on the 1st and 2nd stories, glazed with plate glass; the maximum area of the glass on the 1st story being 222 in. by 100 in., and on the 2nd story being 48 in. by 78 in. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower two stories.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the two lowest stories of the street front of the building, *on condition* that the openings shall be equipped with approved metal frames glazed with  $\frac{1}{4}$  in. plate glass, and that the requirements of the labor law shall be complied with in all other respects.

464-26-S.

PETITIONER—Walter M. Mason, for The 37 West 4th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—35-37-39 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Fred Adinolfi.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1



# MINUTES

## THE RESOLUTION:

(464-26-S)

WHEREAS, Walter M. Mason, for The No. 37 West 47th Street Corp., owner, filed, May 24, 1926, a petition for a variation of the labor law, as cited in decision of the superintendent of buildings, affecting premises 35-37-39 West 47th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, N. B. App. No. 17-1925, reads:

"This amendment is disapproved with the following objections:

"10. Glazing of windows must conform to Section 264 of Labor Law.";

WHEREAS, the building is fireproof, 17 stories in height, 8 ft. 6 in. by 100 ft. 5 in. in area; OCCUPIED as a factory building, 25 per cent manufacturing, about 90 persons on each story; EQUIPPED with a sprinkler system and a fire alarm system; EXITS: A fire tower and one interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to install large lights of glass in front windows, the maximum size at 1st story, 2 ft. 2 in. by 10 ft. 9 in.; on 2nd story, 5 ft. 0 in. by 7 ft. 6 in.; all other windows will comply with the labor law; the petitioner contends that windows will be used as show windows; that to have smaller lights would seriously affect the renting figure.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only in far as it affects the windows on the two lowest stories on the street front of the building, on condition that the windows shall be equipped with approved metal frames, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1-26-S.  
PETITIONER—Eidlitz and Hulse, for King Charlton Company, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—East side of Hudson street, covering whole block front between King and Charlton streets, Borough of Manhattan.

APPEARANCES—  
For Petitioner—Cornelius J. Sullivan.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

## THE RESOLUTION:

(731-26-S)

WHEREAS, Eidlitz and Hulse, for King Charlton Co., Inc., owner, filed, August 26, 1926, a petition for variation from

the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises east side of Hudson street, covering whole block front between King and Charlton streets, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 27, 1926 (N. B. Applic. No. 334-1926), reads:

"2. Provide one exterior enclosed stair accessible from any point in the building. Section 270-273, Labor Law.";

and

WHEREAS, the proposed building is fireproof, 8 stories (111 ft. 0 in.) in height, 201 ft. 8 in. by 150 ft. in area; OCCUPIED as a factory building, 168 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings: 38 ft. lower; and

WHEREAS, the petitioner proposes to install two interior fireproof enclosed stairways at the centre of the new building now in course of construction, for the two required means of exit, instead of providing one interior and one exterior fireproof enclosed stairways as per the labor law for buildings exceeding 100 ft. in height; the petitioner contends that the 11 ft. in excess of height is due to the unusual height of each story, which was designed for the purpose of greater light and ventilation; furthermore, that the proposed arrangement complies with the section of the building code for fire towers in business buildings.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

## APPLIANCES SUBMITTED FOR APPROVAL.

397-26-SA.

PETITIONER—Worthington Pump and Machinery Corporation.

SUBJECT—Approval of Worthington Triplex Vertical Power Pump.

APPEARANCES—

For Petitioner: W. S. Montgomery.

ACTION OF BOARD—Petition placed on Reserve Calendar, pending test and report by fire commissioner.

632-26-SA.

PETITIONER—Arcoil Heat Machine Company.

SUBJECT—Approval of Arcoil Heat Machine.

APPEARANCES—

For Petitioner: Edward Ward McMahon.

ACTION OF BOARD—Petition placed on Reserve Calendar, pending report of committee of the board.

Adjourned 5.35 p. m.

WILLIAM J. O'GORMAN, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# RULES

## PROPOSED AMENDMENTS TO FUEL OIL RULES

### FUEL OIL RULES

#### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924.

##### Rule 1. Definition.

The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

##### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

##### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

##### (d) Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, shall be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a Certificate of Qualification for the operator of the plant will be required as per Rule 15.

(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.

(f) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

##### Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

##### Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

##### Rule 4A. Location, Protection and Capacity Tanks for the Storage of Grade A Fuel Oil

###### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with clean upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed and covered as above required are located in a fireproof detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

###### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

###### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# RULES

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Rule 4B. Location, Protection and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be complete encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.



# RULES

## (e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{3}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.



# RULES

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks for the Storage of Fuel Oil.

### Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

### Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted; except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in. of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with



# RULES

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9A. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size

containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 9B. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11A. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.



# RULES

## Rule 13. General Devices for Grade A Fuel Oil.

- (a) Devices which are subject to breakage and escape of oil shall be prohibited.
- (b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of qualification from the Police Commissioner. A certificate of qualification will be required of each person who is directly in charge of the operation of the plant during each shift.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Grade B Fuel Oil.

- (a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.
- (b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.
- (c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x $\frac{1}{8}$ -inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.
- (d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

## Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

- (a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.
- (b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

- (a) No combustible material shall be stored within ten (10) feet of a furnace door.
- (b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire retarding material; the ceiling except it be of fireproof construction shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self closing fireproof doors.
- (c) In new law tenement houses or in commercial plants the room or rooms in which the oil conveying piping and equipment is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.
- Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.
- (d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 21. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 22. Use of Grade A or Grade B Fuel Oil.

- (a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.
- (b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.
- (c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.
- (d) These Rules shall take effect immediately.



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925.....	743
Cases filed up to and including October 13, 1926.....	837
Restored to calendar.....	71
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	199
Requests to amend.....	39
Requests for modification .....	30
Requests to rescind .....	5
Requests for extension of time .....	16
Requests for extension of permit .....	29
Requests for mechanical installations .....	1
Requests for approval of plans.....	12
Administrative requests.....	1
Requests for interpretation.....	0
Total .....	1983
Disposed of .....	1394
Cases pending October 13, 1926.....	589

DISPOSITION OF CASES.	
Withdrawn .....	10
Dismissed .....	5
Denied .....	2
Granted .....	61
Granted on condition .....	2
Appliances approved .....	1
Appliances dismissed, disapproved or withdrawn..	
Rules approved .....	
Rules disapproved or rescinded.....	
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	17
Requests to reopen denied.....	1
Requests to amend granted.....	3
Requests to amend denied .....	2
Requests for modification granted .....	
Requests for modification denied .....	
Requests to rescind granted .....	
Requests to rescind denied .....	1
Requests for extension of time granted .....	
Requests for extension of time denied .....	2
Requests for extension of permit granted .....	
Requests for extension of permit denied .....	
Requests to install granted .....	
Requests to install denied .....	1
Plans approved .....	
Plans disapproved .....	
Administrative requests granted .....	
Administrative requests denied or withdrawn.....	
Interpretations .....	
Requests withdrawn or dismissed.....	
Total .....	139

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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THE No. 43 OF THE

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, October 19, 1926, at 10 a. m.

Minutes of Regular Meeting, October 19, 1926, at 2 p. m.

Corrections.

Reserve Calendar.

Third Quarterly Report.

Proposed Amendments to the Fuel Oil Rules.

Progress Report.

### PUBLIC HEARINGS

NOV 3 1926

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 26, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, November 3, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending October 20, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
858-26-A.....	F.D. ....	805-821 St. Marks ave., Bklyn., L. C. 5446
857-26-S.....	B.B.M. ..	11-13 West 30th st., Man., N. B. 294-1926
856-26-S.....	B.B.M. ..	18-24 Vestry st., Man., N. B. 175-1926
855-26-BZ.....	B.B.M. ..	4761-4779 Broadway, Man., N. B. 176-1926
854-26-BZ.....	B.B.Bx. .	708-716 East Tremont ave., Bx., N. B. 1961-1926
853-26-BZ.....	B.B.M. ..	416-426 West 204th st., Man., N. B. 471-1926
852-26-SA.....	F.D. ....	Joyce Oil Burner, Appliance
851-26-BZ.....	B.B.Q. ..	N.E. Cor. Morell ave. and Woodhaven blvd., Howard Beach, Q., N. B. 10797-1926
850-26-S.....	F.D. ....	133-135 Greene st., Man., L. D. 83267
849-26-A.....	F.D. ....	174 Linden ave., Flushing, Q, F-97756
848-26-S.....	F.D. ....	462-464 Broadway, Man., L. D. 93697
847-26-A.....	F.D. ....	462-464 Broadway, Man., F-93700
846-26-BZ.....	B.B.Bx. .	S.W. Cor. Boston Post rd. and Burke ave., Bx., N. B. 2559-1926
845-26-S.....	F.D. ....	232-234 East 124th st., Man., L. D. 86614
844-26-BZ.....	B.B.B. ..	145 Frost st., Bklyn., Applic. 16915-1926
843-26-S.....	B.B.M. ..	660 Fifth ave., Man., N. B. 368-1926
842-26-BZ.....	F.D. ....	1601 Avenue H, Bklyn., N. B. 957-1926
841-26-BZ.....	B.B.M. ..	45-67 Prospect pl., Man., N. B. 481-1926
840-26-BZ.....	B.B.B. ..	67-69 Cumberland st., Bklyn., Applic. 66634-1926
839-26-A.....	F.D. ....	43 Waldorf ct., Bklyn., Alt. 3346-1926
838-26-S.....	B.B.M. ..	3-5 East 55th st., Man., N. B. 355-1926
<i>Restored to Calendar.</i>		
492-26-A.....	F.D. ....	171 Thompson ave., L. I. City, Q., Alt. 2664-1924
910-25-BZ.....	B.B.B. ..	Alt. 24596-1924 1421-25 65th st., Bklyn.,

## CODE.

F.D. ....Fire Department  
H.D. ....Health Department

B.B.B. ....Bureau of Buildings, Brooklyn  
B.B.M. ....Bureau of Buildings, Manhattan  
B.B.Q. ....Bureau of Buildings, Queens  
B.B.R. ....Bureau of Buildings, Richmond  
B.B.Bx. ....Bureau of Buildings, Bronx  
T.H.D. ....Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, OCTOBER 26, 1926, AT 2 P. M.**

*Building Zone Cases.*

1266-25-BZ  
APPLICANT—Philip J. Sinnott, for Louis J. Block, owner  
PREMISES—668-672 New Lots avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

574-26-BZ  
APPLICANT—John J. Dunnigan, for Menlo Building Co. owner.  
PREMISES—3510 Webster avenue, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

643-26-BZ  
APPLICANT—John J. Dunnigan, for Breskap Realty Corp., owner.  
PREMISES—2850 Grand Concourse, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the alteration and conversion of occupancy in part of the first story from residence use to business use.

725-26-BZ  
APPLICANT—Brown Rolston, for Pie Bakeries of America, Inc., owner.  
PREMISES—North side of 2nd street, 170 ft. 9 in. east of Fourth avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

605-26-BZ  
APPLICANT—Kramer and Kleinfeld, for Daniel Buonocore, owner.  
PREMISES—1767-1779 84th street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a poultry slaughter house.

**OCTOBER 26, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

236-26-A—114-116 Fulton street, Manhattan.  
487-26-A—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Brooklyn.  
756-26-A—696-716 Pacific street, Brooklyn.  
474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.



# CALENDAR

- 502-26-A—141-145 Wooster street, Manhattan.  
 15-26-A—80-82 Greene street, Manhattan.  
 492-26-A—171 Thompson avenue, Long Island City, Borough of Queens.  
 757-26-A—4270 Martha avenue, The Bronx.

## Building Zone Applications

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 5, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 17-26-BZ—Application, January 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of John Welz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 168-190 East 98th street, Brooklyn.

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of Willion F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 392-26-BZ—Application, May 6, 1926, under section 21 of the building zone resolution, of John J. Gilmartin, applicant, on behalf of N. Green, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 301-303 Freeman avenue, Long Island City, Borough of Queens.

CAL. NO. 691-26-BZ—Application, August 10, 1926, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 462-464 Fifth avenue, Brooklyn.

CAL. NO. 624-26-BZ—Application, July 15, 1926, under section 21 of the building zone resolution, of John DeHart, applicant, on behalf of H. L. Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Nassau boulevard and Kissena boulevard, Flushing, Borough of Queens.

CAL. NO. 607-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Joseph B. Lynch, applicant, on behalf of Leo F. Gieberick, owner, to permit in a residence district the erection

tion of a garage for the storage of more than five (5) motor vehicles; premises 502-518 Avenue W and 2341-2351 East 5th street, Brooklyn.

CAL. NO. 616-26-BZ—Application, July 13, 1926, under section 21 of the building zone resolution, of Pythian Temple Association, applicant and owner, to permit in a residence and "B" area district the erection and maintenance of a building with a rear yard less in depth than that required by the zone resolution; premises 135-145 West 70th street, Manhattan.

CAL. NO. 549-26-BZ—Application, June 16, 1926, under sections 7e and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Joseph Perlbiner, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1149-1151 Southern Boulevard, The Bronx.

CAL. NO. 460-26-BZ—Application, May 22, 1926, under section 7c of the building zone resolution, of Eugene De Rosa, architect, on behalf of C. B. M. Realty Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a theatre and business building; premises northeast corner of Fifth avenue and 50th street, Brooklyn.

CAL. NO. 555-26-BZ—Application, June 17, 1926, under section 21 of the building zone resolution, of Harry M. Peyser, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of an automobile repair shop; premises 1255 East New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## OCTOBER 26, 1926, 2 P. M.

### Petitions for Variations.

538-26-S—41-43 John street, Manhattan.

56-26-S—16-24 West 47th street, Manhattan.

497-26-S—34 East 30th street, Manhattan.

40-26-S—52 West 46th street, Manhattan.

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

454-26-S—9-11-13 East 59th street, Manhattan.

508-26-S—68-72 Church street, Manhattan.

513-26-S—1584-1586 Fulton street, Brooklyn.

577-26-S—214-218 West 28th street, Manhattan.

621-26-S—307-317 West 38th street and 308 West 39th street, Manhattan.

629-26-S—261 Greene street, Manhattan.

637-26-S—157-159 West 22nd street, Manhattan.

### Appliance Submitted for Approval.

1310-25-SA—Westinghouse Voltmeter and Milliammeter, Type BA-CA, approval of.



# CALENDAR

## CALL OF CLERK'S CALENDAR

WEDNESDAY, NOVEMBER 3, 1926, AT 2 P. M.

### Building Zone Cases.

264-26-BZ

APPLICANT—Henry Nordheim, for 409 Central Park West Co., Inc., owner.  
PREMISES—2430 Valentine avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the alteration and conversion of occupancy in part from residence to a business use.

573-26-BZ

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.  
PREMISES—636 East Fordham road, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT the extension from a business district into a residence district of a proposed building to be used for business purposes.

646-26-BZ

APPLICANT—Arthur B. Walsh, for 510 Park Avenue Corp., owner.  
PREMISES—508-518 Park avenue, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district the conversion of occupancy of part of the first story from a conforming use to a business use.

681-26-BZ

APPLICANT—William F. Doyle, for Save Service Stations, Inc., owner.  
PREMISES—8502 Rockaway boulevard, Woodhaven, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

682-26-BZ

APPLICANT—William F. Doyle, for William Hagedorn, owner.  
PREMISES—Southeast corner of Jerome avenue and East 182nd street, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

685-26-BZ

APPLICANT—John J. Dunnigan, for 165th Street Arcade Corp., owner.  
PREMISES—2861-2869 Bailey avenue, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

687-26-BZ

APPLICANT—William F. Doyle, for Alonzo E. De Baum, owner.  
PREMISES—South side Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

680-26-BZ

APPLICANT—William F. Doyle, for Ely Moran, owner.  
PREMISES—95-109 Northern avenue and 92-102 Pinehurst avenue, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of an apartment house having stores on the first story.

692-26-BZ

APPLICANT—William F. Doyle, for Emil Buff, owner.  
PREMISES—Northeast corner Metropolitan avenue and 127th street, Richmond Hill, Borough of Queens.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

694-26-BZ

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, owner.  
PREMISES—699 East Fordham road, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

717-26-BZ

APPLICANT—John Eberson, for Laemmle Building Corp., owner.  
PREMISES—4515-4527 New Utrecht avenue, Brooklyn.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district extending from business district the erection and maintenance of store and theatre building.

720-26-BZ

APPLICANT—John J. Dunnigan, for Jerome Avenue Exhibition Co., Inc., owner.  
PREMISES—11-15 West 176th street, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a business building.

778-26-BZ

APPLICANT—William F. Doyle, for Jatison Construction Co., owner.  
PREMISES—101-109 East 78th street and 883-887 Park avenue, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

809-26-BZ

APPLICANT—Harry H. Sidrowitz, for Julia Brown, owner.  
PREMISES—783 St. Nicholas avenue, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the alteration and change of occupancy in part from residence to business use.



# CALENDAR

910-25-BZ

APPLICANT—James A. Higgins, for Anthony Giura, owner.

PREMISES—1421-1425 65th street, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

**NOVEMBER 3, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

130-26-A—194 Worth street, Manhattan.

557-26-A—656 St. Nicholas avenue, Manhattan.

583-26-A—19 East 12th street, Manhattan.

600-26-A—315 West 34th street and 316 West 35th street, Manhattan.

615-26-A—416-432 East 47th street, Manhattan.

642-26-A—108-116 Lorraine street, Brooklyn.

644-26-A—1 Beach 34th street, Edgemere, Borough of Queens.

654-26-A—2788 Grand Concourse, The Bronx.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 3, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 289-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of H. and S. Sonn, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 ft. east of Union avenue, The Bronx.

CAL. NO. 516-26-BZ—Application, June 5, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Vermilyea Realty Co., owner, to permit in an "F" area district the erection of an apartment house occupying an area of lot in excess of the requirements of the building zone resolution; premises northeast corner of West 225th street and Mosholu avenue, The Bronx.

CAL. NO. 578-26-BZ—Application, June 26, 1926, under section 21 of the building zone resolution, of Schreiber, Collins, Myers and Buchter, applicants, on behalf of Masro Realty Corp., owner, to permit partly in a 1½ times district and partly in a 2 times district and also in a "B" area district, the erection and maintenance of the street wall higher than that permitted by the zone resolution, and also to construct a yard less in depth than that required by the zone resolution; premises 264-268 West 40th street, Manhattan.

CAL. NO. 606-26-BZ—Application, July 12, 1926, under section 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Mary A. Klug, owner, to permit in a business district the erection and maintenance of a garage for the storage

of more than five (5) motor vehicles; premises 445-449 East 189th street, The Bronx.

CAL. NO. 634-26-BZ—Application, July 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hansom Building Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Sherman avenue, 51 ft. south of East 163rd street, The Bronx.

CAL. NO. 1302-25-BZ—Application, October 5, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Kay-Wei Building Corp., owner, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises 1751-1765 67th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**NOVEMBER 3, 1926, 2 P. M.**

*Petitions for Variations.*

355-26-S—380-390 Snediker avenue, Brooklyn.

639-26-S—Southwest corner of Woodside avenue and Barnett avenue, Long Island City, Borough of Queens.

640-26-S—50 Bond street, Manhattan.

641-26-S—2-4 West 29th street and 258-260 Fifth avenue, Manhattan.

649-26-S—197 Wooster street, Manhattan.

651-26-S—39-43 West 37th street, Manhattan.

652-26-S—48-56 West 37th street, Manhattan.

653-26-S—108-112 West 39th street, Manhattan.

657-26-S—208-212 West 30th street, Manhattan.

*Rules.*

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

**NOVEMBER 9, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

575-26-A—West side of Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens.

339-26-A—212-216 West 48th street, Manhattan.

462-26-A—237 East Fordham road, The Bronx.

596-26-A—52-54 West 13th street, Manhattan.

613-26-A—136-146 West 52nd street, Manhattan.

630-26-A—150 Third avenue, College Point, Borough of Queens.

631-26-A—438 Grand avenue, Brooklyn.

638-26-A—32-44 Hamilton avenue, Brooklyn.

763-26-A—4095-4139 Ninth avenue, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 9, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:



# CALENDAR

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

CAL. NO. 593-26-BZ—Application, July 7, 1926, under section 21 of the building zone resolution, of Daniel Campbell, Jr., architect, on behalf of Dualboro Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 62-64-66 Northern boulevard, Flushing, Borough of Queens.

CAL. NO. 604-26-BZ—Application, July 10, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of H. W. Olson and C. W. Otto, lessees, to permit in a business use district the installation and maintenance of a gasoline selling station; premises 641-645 Gun Hill road, northeast corner of Olinville avenue, The Bronx.

CAL. NO. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

CAL. NO. 633-26-BZ—Application, July 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Miriam Young, owner, to permit in a residence district the erection and maintenance of a building for store purposes; premises 1883 Marmion avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 9, 1926, 2 P. M.

### *Petitions for Variations.*

494-26-S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

129-26-S—365 First avenue, Manhattan.

495-26-S—103 West 37th street and 635-643 Sixth avenue, Manhattan.

636-26-S—19-27 East 45th street, Manhattan.

674-26-S—150-154 West 28th street, Manhattan.

688-26-S—160-162 East 56th street, Manhattan.

689-26-S—257-261 West 38th street, Manhattan.

690-26-S—237-241 Sheffield avenue, Brooklyn.

701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

723-26-S—1-13 Sterling place, Brooklyn.

## NOVEMBER 16, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

686-26-A—282-296 East 134th street, The Bronx.

696-26-A—771 Third avenue, Brooklyn.

700-26-A—238-244 King street (Warehouse No. 252, Clinton Wharf), Brooklyn.

708-26-A—Erie Basin Breakwater—2,200 ft. west of Columbia street, Brooklyn.

722-26-A—97-99 First avenue, Long Island City, Borough of Queens.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

446-26-S—58-64 West 40th street, Manhattan.

447-26-S—58-64 West 40th street, Manhattan.

448-26-S—58-64 West 40th street, Manhattan.

610-26-S—1351-1365 Broadway, Manhattan.

612-26-S—333 Seventh avenue, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, OCTOBER 19, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held on Wednesday morning, October 13, 1926, and the minutes of the regular meeting of the board, held on Wednesday afternoon, October 13, 1926, were approved as printed in the Bulletin No. 42, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

373-26-A.

APPELLANT—Bernard Herzbaum, for Starnic Realty Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—229-239 Knickerbocker avenue, Brooklyn.

### APPEARANCES—

For Appellant. James Matthews.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 9, 1926, at 10 a. m., on request of appellant's representative.

169-26-A.

APPELLANT—Philip J. Sinnott, for Servel Corporation, lessee.

SUBJECT—Appeal from order of the fire commissioner.



# MINUTES

PREMISES AFFECTED—607-611 West 47th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to November 9, 1926, at 10 a. m., for final action.

474-26-A.

APPELLANT—W. G. Fitzgerald, for American Druggists Syndicate, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—231-239 Borden avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant—Samuel Rosenblum.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., on request of appellant's representative.

502-26-A.

APPELLANT—Samuel Rosenblum, for Chisholm Realty Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—141-145 Wooster street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., for final disposition, on request of appellant.

575-26-A.

APPELLANT—A. J. Cordier, for Lalance & Grosjean Manufacturing Company, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—West side of Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Appellant: F. W. Kobbe, James Warren and B. Burbenick.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to November 9, 1926, at 10 a. m., to amend appeal.

15-26-A.

APPELLANT—G. A. & H. Boehm, for Nathan Dorsky & Bro., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—80-82 Greene Street, Manhattan.

APPEARANCES—

For Appellant: Rose Deitrich.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., for final disposition on request of appellant's representative.

492-26-A.

APPELLANT—Ira I. Slomon, owner.

SUBJECT—Application for reopening—reconsideration—re: appeal from decision of the fire commissioner.

PREMISES AFFECTED—171 Thompson avenue, Long Island City, Queens.

APPEARANCES—

For Appellant: Ira I. Slomon.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal reopened and set for hearing October 26, 1926, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

5

Negative ..... 0  
Absent ..... 0

359-26-A.

APPELLANT—Star Brush Mfg. Co., Inc., for Bush Terminal Building Company, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—34 35th street, Brooklyn.

APPEARANCES—

For Appellant: L. Niebanck.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

584-26-A.

APPELLANT—Alfred Douglas Olena, for Metropolitan Resources, Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—6600 Metropolitan avenue, Middle Village, Borough of Queens.

APPEARANCES—

For Appellant: Alfred Douglas Olena and Frederick T. Sherwood.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(584-26-A)

WHEREAS, Alfred Douglas Olena, for Metropolitan Resources, Inc., owner, filed, June 30, 1926, an appeal from a decision of the fire commissioner affecting premises 6600 Metropolitan avenue, Middle Village, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered June 23, 1926, N. B. Application No. 693-26, reads:

"3. Standpipe equipment must be installed in each building over 10,000 square feet in area. Such equipment as well as its source supply must conform to rules of Board of Standards of Appeals."

and

WHEREAS, the proposed plant consists of three steel and concrete non-fireproof buildings, one story in height, 300 feet by 220 feet, 100 feet by 220 feet and 52 feet by 77 feet in area, on the premises of about 696,960 square feet in area; OCCUPIED for woodworking, dry kiln and storage, and boiler room, respectively; and

WHEREAS, the appellant proposes to equip the plant with a sprinkler system, a standpipe system, five (5) fire hydrants and one monitor nozzle, all connected up to an underground private main, extending around the three buildings, with connection to the 8-inch city water main now in Metropolitan avenue; to provide a 40,000 gallon underground reserve tank buried outside the building at front; a 1,000 gallon per minute pump suctioning from the reserve tank and connected up with the standpipe, sprinkler and fire hydrant system, the private main being checked against the street pressure when the pump is in action; and

WHEREAS, the appellant claims that: the 8-inch city water main in Metropolitan avenue is fed both ways; that the minimum pressure is 25 pounds (letter filed from bureau of water supply verifying claim); furthermore, the appellant contends that the pump will maintain a greater pressure in



# MINUTES

the standpipe and sprinkler systems than a gravity tank on the roof; that the proposed combined water systems will comply in all respects to the requirements of law and the rules of the board, except as to being separate and independent, also the omission of gravity tanks on the roof; that the proposed system provides adequate protection in case of fire; and

WHEREAS, at the public hearing this date the appeal was amended to show only item 3 as being before the board for consideration.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects the standpipe in the dry kiln building, marked "B" on plans submitted in this appeal, is concerned, *on condition* that building "B" shall be equipped with an approved sprinkler system throughout; that the building shall be not increased in height, area or dimension; and that the open, surrounding driveway and space shall be maintained as indicated on these plans; and that the decision shall be complied with in all other respects.

626-26-A.

APPELLANT—Leonard W. Kautz, for J. D. Williams, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2941-47 Atlantic avenue, Brooklyn.

APPEARANCES—

For Appellant: Leonard W. Kautz.

For Administration: Inspector Lynch of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

THE RESOLUTION:

(626-26-A)

WHEREAS, Leonard W. Kautz, for J. D. Williams, Inc., owner, filed, July 16, 1926, an appeal from an order of the fire commissioner affecting premises 2941-2947 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 15, 1926, Order No. 4269-LC, reads:

"You are hereby notified that an inspection of the above premises, used for the storage of peroxide, etc. shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Install standpipe 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets, etc."; and

WHEREAS, the building is non-fireproof, 4 stories (54 feet 8 inches) in height, 90 feet by 140 feet (approximately 11,600 square feet) in area; OCCUPIED: basement, dressing furs, 35 persons; 1st story, dressing furs, 45 persons; 2nd story, fur dyeing and also dress manufacture, 75 persons; 3rd story, dress manufacture, 75 persons; 4th story, shoe manufacture, 50 persons; and

WHEREAS, appellant contends that the building faces on two street fronts, with a 10 foot alleyway on side and back; that it is equipped with an automatic sprinkler system; that the building is amply provided with exits; that night watchmen patrol the premises and that there are 5 city fire hydrants within 100 feet of the building;

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped throughout with an approved sprinkler system; that the

building shall be not increased in height or area; that a rear and side court of not less than 10 feet in width, open clear to the sky, shall be maintained free and unobstructed; and *granted* only so long as the present occupancy and use shall remain unchanged.

## BUILDING ZONE CASES.

1425-24-BZ.

APPLICANT—William F. Doyle, for Charles Milgrim, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board).

PREMISES AFFECTED—231 West 74th street, Manhattan.

APPEARANCES—

For Applicant:—None.

For Opposition: Harry Goodstein.

ACTION OF BOARD—Laid over to November 9, 1926, at 10 a. m., on telephonic request of applicant's representative.

555-26-BZ.

APPLICANT—Harry M. Peyser, for Charles Lippman, owner.

SUBJECT—Application (re: decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of an automobile repair shop.

PREMISES AFFECTED—1255 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: C. M. Decillis.

For Opposition: Harry Berliner.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., on request of appellant's representative.

416-26-BZ.

APPLICANT—Charles Di Sapio, for 29th Street Market, Inc., owner.

SUBJECT—Application (re: decision of the health commissioner) under section 21 of the building zone resolution, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house.

PREMISES AFFECTED—206-208 East 29th street, Manhattan.

APPEARANCES—

For Applicant: Kermit F. Kip.

For Opposition: Robert W. B. Elliott, Henry D. Greenwald, Eugene B. Sullivan.

ACTION OF BOARD—Laid over to November 16, 1926, at 10 a. m., on request of applicant's representative.

549-26-BZ.

APPLICANT—John DeHart, for Joseph Perl binder, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7-c and 21 of the building zone resolution, to permit, in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1149-1151 Southern Boulevard, The Bronx.

APPEARANCES—

For Applicant:—None.

For Opposition: Mrs. J. Roberts, Martin W. Teichman, W. J. Hohle.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., on written request of applicant (for final disposition).



# MINUTES

460-26-BZ.

APPLICANT—Eugene De Rosa, for C. B. M. Realty Corporation, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 7-c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and business building.

PREMISES AFFECTED—Northeast corner of 5th avenue and 50th street, Brooklyn.

APPEARANCES—

For Applicant: J. Henry Walters, John C. Walsh.

For Opposition: Mrs. M. Wood.

ACTION OF BOARD—Laid over to October 26, 1926, at 10 a. m., to obtain consents.

510-25-BZ.

APPLICANT—James A. Higgins, for Anthony Giura, owner.

SUBJECT—Application for reopening—previously withdrawn—re: decision of superintendent of buildings, under section 7-e of the building zone resolution, to permit in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1421-1425 65th street, Brooklyn.

APPEARANCES—

For Applicant: James A. Higgins.

For Opposition:—None.

ACTION OF BOARD—Application reopened and set for calendar call, November 3, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

52-26-BZ.

APPLICANT—Matthew W. Del Gaudio, for John Nista, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7-a and 21 of the building zone resolution, to permit, in a residence district, the extension of the 1st story of an existing business building.

PREMISES AFFECTED—2496 Belmont avenue, The Bronx.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Opposition: Joseph A. Carzillo, Pasquala Buongiorno.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Deputy Chief Martin .....	1
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent .....	0

THE RESOLUTION:

(552-26-BZ)

WHEREAS, Matthew Del Gaudio, for John Nista, owner, filed, June 17, 1926, an application, under the building zone resolution, to permit in a residence district the extension of the 1st story of an existing business building; premises 2496 Belmont avenue, The Bronx; and

WHEREAS, a public hearing was held on this application before the board of standards and appeals, at its regular meeting, October 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Belmont avenue is in a residence district, East Fordham Road is in a business district and East 189th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered May 26, 1926, re Alt. App. 195-1926, reads:

"Proposed extension of business use in building located in residence district contrary to Sec. 3, Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 24 feet and a depth of 41 feet to be occupied as store and families; it is proposed to erect a non-fireproof, one story addition at the rear of the premises, and using it for a bake oven as an accessory to the existing store on front portion of building. The upper two stories of premises are occupied as dwellings; and

WHEREAS, the board deemed that applicant was not entitled to the relief requested under section 7-a of the building zone resolution nor on the ground of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed and that the application be and it hereby is denied.

530-26-BZ.

APPLICANT—Matthew W. Del Gaudio, for Edwin F. Branning, owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district, the extension in height of an existing garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1827 Sedgwick avenue, The Bronx.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio, Edwin F. Branning.

For Opposition:—None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland .....	1
Negative: Chairman Walsh, Commissioners Connell and Guilfoyle and Deputy Chief Martin .....	4
Absent .....	0

THE RESOLUTION:

(530-26-BZ)

WHEREAS, Matthew Del Gaudio, for Edwin Branning, owner, filed, June 9, 1926, an application, under the building zone resolution, to permit in a business district the extension in height of an existing garage for the storage of more than 5 motor vehicles; premises 1827 Sedgwick avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sedgwick avenue, south of Tremont avenue is in a business district, Sedgwick avenue, north of Tremont avenue is in a residence district, W. Tremont avenue is in a business district and Cedar avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered June 2, 1926, reads (Alt. App. 185-1926):

"1. Proposed extension in height of garage for more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing fireproof building is one story on Sedgwick avenue front and has a frontage of 77 feet, 11 inches on Sedgwick avenue and 141 feet on West Tremont avenue (177th street). It is proposed to add an additional fireproof story to the building and occupy the entire premises as a garage for the storage of more than five motor vehicles; and



# MINUTES

WHEREAS, the board deemed that applicant was not entitled to the relief requested under section 7-e of the building zone resolution nor on the ground of practical difficulties and unnecessary hardship.

*Resolved* that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

587-26-BZ.

APPLICANT—Keepland Development Corporation, owner.  
SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence use district the erection of a building to be occupied for business (stores).

PREMISES AFFECTED—941-949 Washington avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr., George Kaplan.

For Opposition:—None.

ACTION OF BOARD—Application granted on condition.  
CONDITIONS—As specified in resolutions.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(587-26-BZ)

WHEREAS, Keepland Development Corp., owner, filed, July 1, 1926, an application, under the building zone resolution, to permit in a residence district the erection of a building to be occupied for business (stores); premises 941-949 Washington avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 19, 1926, after due notice by publication in the Bulletin of the Board of Standard and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Montgomery street is in an unrestricted district, Washington avenue is in a residence district and Franklin avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 8, 1926 (Applic. 7618-1926), reads:

"Proposition contrary to the Zone Resolution.

"Art. II, Sec. 3.

"The erection of stores in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, with a frontage of 91 ft. 6 in. and a depth of 50 ft. 0 in. to be occupied as stores in the first story; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted*, only so far as the ground story, street floor, of this plot is concerned, for use and occupancy as retail mercantile stores, *on condition* that a conforming dwelling use and occupancy, namely a six-story tenement house as agreed by attorney applicant, shall be erected; that the show window return on the Washington avenue front shall not exceed a depth of 12 ft. southerly from the corner of Montgomery street; that return drawings shall be made to this board for approval, before submission to the administrative departments having jurisdiction for consideration; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months.

60-25-BZ.

APPLICANT—Benenson Realty Company, owner.

SUBJECT: Application for reopening—extension of time in which to obtain permits—re: application (de-

cision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2115-37 Webster avenue, The Bronx.

APPEARANCES—

For Applicant: Harry A. Reffelt.

For Opposition:—None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME:

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(60-25-BZ)

WHEREAS, Edward Hoffman, for Benenson Realty Co., owner, filed, January 15, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2115-2137 Webster avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, June 9, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue and Folin street are business districts and Tiebout avenue is a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 5, 1925, in acting on N. B. Application No. 3148-24, reads:

"1. Erection of proposed garage for storage of more than 5 motor vehicles in business district is contrary to provisions of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 200 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there was no opposition to the granting of this application on the part of adjoining property owners and there is a letter on file from the bureau of buildings supporting the basis of appeal under section 7 E of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, June 9, 1925, on certain conditions and applicant requested a modification of the time limit and an extension of time.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected fireproof, not to exceed two (2) stories in height above grade; that the roof shall be of flat design and construction; the first story of the building to be not more than 50 ft. deep and the second story 100 ft. in depth; the rear and gable walls shall be unpierced throughout their entire height and length, other than two exits on open court within the property of the premises; that the skylights installed shall not be within 20 ft. of the gable wall, to be glazed with plain glass, equipped with wire guards above and below; the front elevation shall be finished in face brick with architectural terra cotta and stone trimmings of panel design, no roof signs to be erected or maintained, and that there shall be no advertising display on the front of the building other than one electric sign indicating the title of the garage;

*Resolved, further*, all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from October 19, 1926.



# MINUTES

## PLANS APPROVED.

1316-25-BZ.  
APPLICANT—Eugene De Rosa, for Flatbush Associates, Inc., owner.  
SUBJECT—Application for approval of elevations (re: decision of the superintendent of buildings) under section 7-c of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre.  
PREMISES AFFECTED—2101-2121 Church avenue, Brooklyn.  
APPEARANCES—None.  
ACTION OF BOARD—Plans approved as corrected as being in substantial compliance with the requirements of the resolution.  
THE VOTE TO APPROVE PLANS—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5

Negative ..... 0  
Absent ..... 0

## AREA FIXED. (520-26-BZ)

The Chairman presented and read a communication from Jacob Lubroth, Inc., requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline selling station; premises northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

The following area was approved by the board:

Both sides of Journeay avenue from Huguenot avenue to a point 400 ft. east of the proposed gasoline selling station; both sides of Vineland avenue from a point 200 ft. west of Huguenot avenue to Nippon avenue.

Adjourned 1.05 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, OCTOBER 19, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

46-26-S.  
PETITIONER—Oscar Heyman & Bros., for 58-64 West 40th Street Corporation, owner.  
SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.  
PREMISES AFFECTED—58-64 West 40th street, Manhattan.  
APPEARANCES—  
For Petitioner: Robert S. Tipping.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., on request of petitioner, pending decision by Court of Appeals.

47-26-S.  
PETITIONER—Hayden W. Wheeler & Co., Inc., lessee.  
SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.  
PREMISES AFFECTED—58-64 West 40th street, Manhattan.  
APPEARANCES—  
For Petitioner: Robert S. Tipping.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., on request of petitioner, pending decision by Court of Appeals.

48-26-S.  
PETITIONER—American Watch Case Company, lessee.  
SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.  
PREMISES AFFECTED—58-64 West 40th street, Manhattan.  
APPEARANCES—  
For Petitioner: Robert S. Tipping.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., on request of petitioner, pending decision by Court of Appeals.

538-26-S.

PETITIONER—Charles N. Whinston & Bros., for Freiber-Streifer Restaurant, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—41-43 John Street, Manhattan.

APPEARANCES—

For Petitioner:—None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., on written request of petitioner.

494-26-S.

PETITIONER—Maynicke & Franke, for The Rudolph Wurlitzer Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

APPEARANCES—

For Petitioner: Vincent B. Fox.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 9, 1926, at 2 p. m., for final disposition.

56-26-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Timothy J. Healy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., on request of petitioner.

610-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Cass & Rosenthal, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.



# MINUTES

PREMISES AFFECTED—1351-1365 Broadway, Manhattan.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., on request of petitioner, pending decision by Court of Appeals.

612-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for Meyer Vessel, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—333 Seventh avenue, Manhattan.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., on request of petitioner, pending decision by Court of Appeals.

497-26-S.

PETITIONER—John J. Hearn for 34 East 30th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—34 East 30th street, Manhattan.

## APPEARANCES—

For Petitioner: Merwin Lewis.

ACTION OF BOARD—Laid over to October 26, 1926, at 2 p. m., on request of petitioner.

594-26-S.

PETITIONER—Buchman & Kahn, for 249 West 35th Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—247-251 West 35th street, Manhattan.

## APPEARANCES—

For Petitioner: John N. Montfort.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Deputy Chief Martin ..... 1

## THE RESOLUTION:

(594-26-S)

WHEREAS, Buchman and Kahn, for 249 West 35th Street Corp., owner, filed, July 7, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 247-251 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 30, 1926, reads:

"14. Glazing of windows must conform to Section 264 of the Labor Law.";

and

WHEREAS, the building is fireproof, 16 stories in height, 69 ft. by 98 ft. 9 in. in area at 1st story, and 69 ft. by 83 ft. 4 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and 25% manufacturing, approximately 60 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS:

two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the front wall of the building, on the 1st and 2nd stories, glazed with plate glass, the maximum area of the glass on the 1st story being 7 ft. 0 in. by 8 ft. 0 in. and on the 2nd story being 2 ft. 0 in. by 4 ft. 0 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would detract from the architectural appearance of the building and would destroy the intended use of the lower two stories.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it is granted only so far as the windows on the street front of the first and second stories are affected by the order, on condition that the openings shall be equipped with approved metal frames, glazed with 3/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1409-18-S.

PETITIONER—E. M. Grella, for United American Publishing Company, Inc., present owner.

SUBJECT—Application for reopening—modification of resolution—re: variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—241 Lafayette street, Manhattan.

## APPEARANCES—

For Petitioner:—None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Deputy Chief Martin ..... 1

## THE RESOLUTION:

(1409-18-S)

WHEREAS, Paul C. Schnitzler, attorney for Minnie E. Williams, owner, filed, August 6, 1918, a petition for variation of Sec. 79-b, labor law, as cited in order of the fire commissioner, affecting premises 241 Lafayette street, Borough of Manhattan; and

WHEREAS, this petition was denied by the board of standards and appeals, at its regular meeting, September 24, 1918, and restored to the calendar on application of Frank J. Schefcik, architect, by vote of the board, under date of November 12, 1918; and

WHEREAS, the order of the fire commissioner reads:

"Enclose stairway in fire-resisting material.";

and

WHEREAS, the building is non-fireproof, six stories high, 25 ft. 5 in. by 99 ft. 1 in. in area; OCCUPIED by a porcelain distributor in the basement, first and second stories; vacant in third story; occupied for storage in fourth story; by an instrument maker in the fifth story, and for the manufacture of leather goods in the sixth story, with a total of not more than 25 persons employed above first story at any time; the means of egress consisting of: (a) an interior stairway extending from first story to roof, enclosed in wood stud, lath and plaster partitions with wood doors at the openings; (b) a rear 60-degree fire escape with extension to roof, and ladder from lowest balcony to the rear of a fire house adjoining to the north; that the fire house to the north is of the same height as the building to the south and higher than the building in question; and

WHEREAS, petitioner proposes to cover left side of partition with fire-retarding material and provide kalamein doors at openings; and



# MINUTES

WHEREAS, this petition was granted by the board at its meeting, on November 26, 1918, on certain conditions, and applicant requests a modification of these conditions as to occupancy, and proposes to have an occupancy of 6 persons on the second story; 6 persons on the third story; 5 persons on the fourth story; storage on the fifth story, no persons, and 7 persons on the sixth story.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is granted *on condition* that the occupancy shall not exceed 25 persons above the first story.

## RULES.

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendment to Standpipe Rules.

APPEARANCES—William B. White and Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 3, 1926, at 2 p. m., pending report by fire department.

598-19-SR.

PETITIONER—Superintendent of buildings, Manhattan.

SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.

APPEARANCES—J. J. Cosgrove, William B. White, E. P. Folger, A. J. Weiman, and Inspectors Maher and Carroll of fire department.

ACTION OF BOARD—Rules approved as amended (see page 1130) subject to adoption on November 3, 1926, 2 p. m.

## THE VOTE TO APPROVE AS AMENDED—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

217-21-SR.

PETITIONER—Superintendent of buildings, Manhattan.

SUBJECT—Request for interpretation of the fuel oil rules as to storage tanks.

APPEARANCES—J. J. Cosgrove, William B. White, E. P. Folger, A. J. Weiman, and Inspectors Maher and Carroll of fire department.

ACTION OF BOARD—Rules approved as amended (see page 1130) subject to adoption on November 3, 1926, 2 p. m.

## THE VOTE TO APPROVE AS AMENDED—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

Adjourned 4.20 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held September 21, 1926, as they appeared in Bulletin No. 39, Vol. XI, are hereby corrected to read as follows:

## THE RESOLUTION:

(283-26-S)

WHEREAS, John J. Gilmartin, for David Herstein, owner, filed, April 5, 1926, a petition for a variation of the requirements of the labor law as cited in order of the fire commissioner, affecting premises 10 Washington place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 1, 1925 (Order No. 81868-LD), reads:

"1. Provide an additional means of exit from the cellar and sub-cellar, said exit to be located at the rear of building, remote from the existing stairway in accordance with Section 271 of the Labor Law."

WHEREAS, the building is non-fireproof, 6 stories in height, 3 ft. by 90 ft. in area at first story and 43 ft. by 85 ft.

\*Correction—Words "first story" omitted and "cellar level" substituted in line 34.

in area above; OCCUPIED as a tenant factory; sub-cellar, storage, 2 persons; cellar, manufacture of hats, 8 persons; 1st story, offices, 15 persons; 2nd to 6th story, inclusive, manufacture of clothing, 20 persons on each story; EQUIPPED with a fire alarm signal system. EXITS: An interior wooden stairway, extending from the sub-cellar to roof, enclosed in fire resisting partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to provide a second means of exit from cellar and sub-cellar by means of a double-rung iron ladder at front, extending up to the sidewalk and enclosed with fire-resisting partitions, with fireproof, self-closing doors at the openings.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a 60-degree iron stairway shall be provided from the level of the sub-cellar at the rear with a balcony at the cellar and first story level, with a bridge from the cellar level balcony connecting to the premises at rear, Nos. 19-21 West 4th street; that an affidavit of consent from owner of premises to rear for the connecting bridge at the first story shall be filed with the fire commissioner.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held July 13, 1926, as they appeared in Bulletin No. 29, Vol. XI, are hereby corrected to read as follows:

## THE RESOLUTION:

(644-25-BZ)

WHEREAS, H. I. Feldman, for Max Ackerman, owner,

\*Correction—Words "that a skylight be provided with wire wall ventilator over 1st story at rear, glazed with wire glass, protected with wire guards above" omitted in line 45.

filed, June 22, 1925, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 301-305 East 97th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 24, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 97th street is in a busi-



# MINUTES

ness and unrestricted district; that Second avenue is in a business district, and that East 98th street is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 18, 1925, reads:

"The location of a garage for the use of more than five cars in a business district is contrary to section 4 of the Building Zone Resolution.";

and  
WHEREAS, the proposed building is non-fireproof construction, two stories in height, with a frontage of 75 ft. 8½ in. and a depth of 100 ft. 11 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant supported his basis of appeal under section 7-c of the building zone resolution, and the board deemed it would be an unnecessary hardship in this circumstance to deprive applicant of the use of his entire premises; and

WHEREAS, this application was granted by the board at its meeting, November 24, 1925, on certain conditions and

applicant requested a modification of these conditions as to rear yard line and proposes to omit the basement.

*Resolved*, that the board of standards and appeals do hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be limited in height to two stories above grade that the rear and gable walls shall be unpierced throughout their entire height and length; that a rear yard of no less than 10 ft. in depth for full width of premises be provided at the level of 23 ft. above curb; that any skylight installed in the main roof shall be glazed with plain glass, protected with wire guards above and below; that there shall be no vehicular entrance within the business area of the premises; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimmings that no roof sign shall be erected or maintained; that any signs erected shall be confined to within the unrestricted use area of the building; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Appliances Submitted for Approval.*

- 53-21-SA—Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 357-22-SA—Quinn Acme Crude Oil Burner, approval of.
- 392-22-SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 957-22-SA—Burnwell Mechanical Burner, approval of.
- 1104-22-SA—Dean Fuel Oil Pump, approval of.
- 1105-22-SA—Combustion Fuel Oil Burner, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1274-22-SA—Rodriguez Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-SA—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 544-23-SA—Domestic Fuel Oil Burner, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1339-23-SA—National Light Service Oil Pump, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1358-23-SA—Worthington Oil Burner, approval of.
- 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1444-23-SA—Tate-Jones No. 6 Oil Burner, approval of.
- 1484-23-SA—Universal G. P. O. Burner, approval of.
- 1493-23-SA—Newport Rotary Oil Burner, approval of.
- 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.



# RESERVE CALENDAR

- 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heysfield Low Pressure Burner, approval of.  
 860-24-SA—Monarch Domestic Fuel Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 016-24-SA—Milnes Oil Burner, approval of.  
 108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 134-24-SA—Peerless Automatic Oil Burner, approval of.  
 142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 146-24-SA—Salvo Fire Extinguisher, approval of.  
 162-24-SA—Hart Automatic Oil Burner, approval of.  
 192-24-SA—Kemp Oil Burner, approval of.  
 197-24-SA—Yankee Oil Burner, approval of.  
 337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 372-24-SA—Adga High Pressure Burner, approval of.  
 395-24-SA—Deming Power Rotary Force Pump, approval of.  
 500-24-SA—Smolensky Check Valve, approval of.  
 19-25-SA—Winslow Industrial Burner and Pump Unit, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 335-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 383-25-SA—Billow Fuel Oil Burner, approval of.  
 29-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 14-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 36-25-SA—National Rotary Oil Burner, approval of.  
 65-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 38-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 39-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
 1310-25-SA—Westinghouse Voltmeter and Milliammeter, Type BA-CA, approval of.  
 1345-25-SA—Safe Fire Oil Burner, approval of.  
 1346-25-SA—Palmer Gravity Lock, approval of.  
 2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 161-26-SA—Petrol Domestic Burner, approval of.  
 166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.  
 167-26-SA—Johnson Automatic Oil Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 382-26-SA—Grant Oil Burner, approval of.  
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.  
 451-26-SA—Vesta Oil Burner, approval of.  
 484-26-SA—Protectoseal Cover, approval of.  
 504-26-SA—Rayfield Oil Burner, approval of.  
 534-26-SA—Soconv Industrial Type "A" Burner, approval of.  
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.  
 560-26-SA—Franklin Domestic Oil Burner, approval of.  
 581-26-SA—Summerheat Oil Burner, approval of.  
 597-26-SA—Baldwin Aerifactor Oil Burner, approval of.  
 632-26-SA—Arcoil Heat Machine, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## NOTICE

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# THIRD QUARTERLY REPORT

## CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN  
MUNICIPAL BUILDING

October 26, 1926.

HON. JAMES J. WALKER,  
Mayor, New York City.

Sir:—I have the honor to submit for your information the Third Quarterly report of the Board of Standards and Appeals, for the Quarter ending September 30, 1926, which is set forth as follows:

### CASES FILED AND PENDING, 1926.

FILED 1926	A	BZ	S	SA	SR	M'L	T'L	QR. T'L.
JANUARY .....	37	24	26	4	0	25	116	..
FEBRUARY ....	29	21	25	6	0	12	93	..
MARCH .....	44	30	22	3	0	45	144	..
Restored 1st Qr..	11	6	5	0	0	0	22	375
APRIL .....	38	30	36	5	0	47	156	..
MAY .....	36	19	46	9	0	49	159	..
JUNE .....	35	28	24	6	0	51	144	..
Restored 2nd Qr.	13	11	7	0	2	0	33	492
JULY .....	30	24	35	3	0	44	136	..
AUGUST .....	23	22	21	1	0	0	67	..
SEPTEMBER ...	25	11	16	11	0	46	109	..
Restored 3rd Qr..	7	2	3	1	1	0	14	326
TOTAL .....	328	228	266	49	3	319	1193	..
PENDING, 1925...	238	154	199	151	1	..	743	..
GRAND TOTAL	566	382	465	200	4	319	1936	..
DISPOSITION								
1926								
JANUARY .....	50	25	55	1	0	25	156	..
FEBRUARY ....	31	22	19	2	0	12	86	..
MARCH .....	54	46	36	2	0	45	183	425
APRIL .....	38	30	51	13	0	47	179	..
MAY .....	49	46	30	0	0	49	174	..
JUNE .....	60	45	61	10	0	51	227	580
JULY .....	51	45	49	1	0	44	190	..
AUGUST .....	0	0	0	0	0	0	0	..
SEPTEMBER ...	35	13	28	3	0	46	125	315
TOTAL .....	368	272	329	32	0	319	1320	..
PENDING								
SEPT. 30, 1926.	198	110	136	168	4	0	616	..

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

### SUMMARY.

DOCKET.	DISPOSITION OF CASES.
Cases pending December 31, 1925 .....	743
Cases filed up to and including September 30, 1926. ....	805
Restored to calendar.....	69
MISCELLANEOUS APPLICATIONS.	MISCELLANEOUS ACTIONS.
Requests to reopen .....	191
Requests to amend .....	35
Withdrawn .....	93
Dismissed .....	52
Denied .....	217
Granted .....	3
Granted on condition.....	604
Appliances approved .....	21
Appliances dismissed, disapproved or withdrawn...	1
Rules approved .....	0
Rules disapproved or rescinded .....	0
Requests to reopen granted .....	171
Requests to reopen denied .....	16
Requests to amend granted .....	33
Requests to amend denied .....	2



# THIRD QUARTERLY REPORT

Requests for modification .....	30	Requests for modification granted .....	27
Requests to rescind .....	5	Requests for modification denied .....	3
Requests for extension of time .....	15	Requests to rescind granted .....	5
Request for extension of permit .....	29	Requests to rescind denied .....	0
Requests for mechanical installations .....	1	Requests for extension of time granted .....	15
Requests for approval of plans .....	12	Requests for extension of time denied .....	0
Administrative requests .....	1	Requests for extension of permit granted .....	28
Requests for interpretation .....	0	Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved .....	12
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn.....	1
		Interpretations .....	0
		Requests withdrawn or dismissed.....	4
<b>Total</b> .....	1936	<b>Total</b> .....	1320
disposed of .....	1320		
cases pending September 30, 1926.....	616		

## MONEYS RECEIVED.

SUBSCRIPTIONS.	JULY	AUG.	SEPT.	TOTAL	1st QUAR.	2nd QUAR.	GR. T'L
o Bulletin .....	\$50.00	\$27.50	\$70.00	\$147.50	\$315.00	\$304.25	\$766.75
ash Sales .....	20.81	8.80	20.15	49.76	57.07	67.10	173.93
aid to Chamberlain.....	\$70.81	\$36.30	\$90.15	\$197.26	\$372.07	\$371.35	\$940.68

WILLIAM J. O'GORMAN, *Secretary.*

WILLIAM E. WALSH, *Chairman.*

## RULES

### COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Recommended Resolution Adopted by the Board of Appeals,  
March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RULES

## PROPOSED AMENDMENTS TO FUEL OIL RULES

### FUEL OIL RULES

#### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924.

##### Rule 1. Definition.

The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

##### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

##### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

##### (d) Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operation of the plant will be required as per Rule 15.

(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.

(f) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

##### Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

##### Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

##### Rule 4A. Location, Protection and Capacity Tanks for the Storage of Grade A Fuel Oil

###### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and be roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed and covered as above required are located in a fireproof detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

###### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

###### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# RULES

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Rule 4B. Location, Protection and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and covered with reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.  
Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $5/16$  in. heads.

Tanks 73 to 120 in. in diameter— $5/16$  in. shell,  $3/8$  in. heads.

Tanks over 120 inches in diameter to be of  $3/8$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.



# RULES

## (e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 degree double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 degree single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 degree double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall be break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.



# RULES

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks for the Storage of Fuel Oil.

### Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

### Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of the seam, and on each side of the seam, the blows to be as hard as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted; except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with



# RULES

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9A. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size

containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 9B. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11A. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type, approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.



# RULES

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings or more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/4-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

## Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device being installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire retarding material; the ceiling except it be of fireproof construction shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 21. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 22. Use of Grade A or Grade B Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

(d) These Rules shall take effect immediately.



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925.....	743
Cases filed up to and including October 20, 1926.....	858
Restored to calendar .....	73
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	204
Requests to amend.....	39
Requests for modification.....	31
Requests to rescind .....	5
Requests for extension of time.....	17
Requests for extension of permit .....	29
Requests for mechanical installations .....	1
Requests for approval of plans.....	13
Administrative requests.....	1
Requests for interpretation.....	0
Total .....	2014
Disposed of .....	1409
Cases pending October 20, 1926.....	605

DISPOSITION OF CASES.	
Withdrawn .....	10
Dismissed .....	5
Denied .....	22
Granted .....	6
Granted on condition .....	1
Appliances approved .....	1
Appliances dismissed, disapproved or withdrawn..	1
Rules approved .....	
Rules disapproved or rescinded.....	
MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	18
Requests to reopen denied.....	1
Requests to amend granted.....	3
Requests to amend denied .....	2
Requests for modification granted .....	
Requests for modification denied .....	
Requests to rescind granted .....	
Requests to rescind denied .....	1
Requests for extension of time granted .....	
Requests for extension of time denied .....	
Requests for extension of permit granted .....	
Requests for extension of permit denied .....	
Requests to install granted .....	
Requests to install denied .....	
Plans approved .....	1
Plans disapproved .....	
Administrative requests granted .....	
Administrative requests denied or withdrawn.....	
Interpretations .....	
Requests withdrawn or dismissed .....	
Total .....	140

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of a cases promptly, for the reason that the pendency of a appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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NEW

Monday

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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Office Hours—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

Communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, October 26, 1926, at 10 a. m.
- Minutes of Regular Meeting, October 26, 1926, at 2 p. m.
- Reserve Calendar.
- Proposed Amendments to the Fuel Oil Rules.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

THE LIBRARY OF THE

### CALL OF CLERK'S CALENDAR

NOV 20 1926  
UNIVERSITY OF ILLINOIS  
The Clerk's Calendar consists of applications under the Building-Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Wednesday, November 3, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 9, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, *Chairman*



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending October 27, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
870-26-BZ.....	F.D. ....	55 West 45th st, Man., L. D. 76188
869-26-S.....	F.D. ....	44-50 East 32nd st., Man., L. D. 99311
868-26-BZ.....	B.B.M. .	1016 Fifth ave., Man., N. B. 446-1926
867-26-A.....	B.B.B. ..	307 Henry st., Bklyn., Viol. 2160-1926
866-26-S.....	F.D. ....	122-124 Fifth ave., Man., L. D. 2246
865-26-S.....	F.D. ....	63 Barclay st., Man., L. D. 96955
864-26-S.....	F.D. ....	123-125 West 33rd st., Man., L. D. 89582
863-26-BZ.....	B.B.B. ..	243 Rockaway ave., Bklyn., Applic. 19455-1926
862-26-BZ.....	F.D. ....	N.W. Cor. Bay Parkway and 59th st., Bklyn., Alt. 3533-1926
861-26-BZ.....	B.B.M. .	685 Fifth ave., Man., N. B. 381-1926
860-26-A.....	F.D. ....	222 East 24th st., Man., F-99694
859-26-SA.....	F.D. ....	Mahrvel Low Pressure Oil Burner, Appliance
<i>Restored to Calendar.</i>		
548-26-A.....	F.D. ....	47 Ann st., Man., Alt. 2760-1924
621-25-BZ.....	B.B.B. ..	63-67 New York ave., Bklyn., Applic. 24543-1925

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**WEDNESDAY, NOVEMBER 3, 1926, AT 2 P. M.**

*Building Zone Cases.*

264-26-BZ  
 APPLICANT—Henry Nordheim, for 409 Central Park West Co., Inc., owner.  
 PREMISES—2430 Valentine avenue, The Bronx.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the alteration and conversion of occupancy in part from residence to a business use.

573-26-BZ

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.  
 PREMISES—636 East Fordham road, The Bronx.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT the extension from a business district into residence district of a proposed building to be used for business purposes.

646-26-BZ

APPLICANT—Arthur B. Walsh, for 510 Park Avenue Corp., owner.  
 PREMISES—508-518 Park avenue, Manhattan.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT in a residence district the conversion of occupancy of part of the first story from a residential use to a business use.

681-26-BZ

APPLICANT—William F. Doyle, for Save Service Stations, Inc., owner.  
 PREMISES—8502 Rockaway boulevard, Woodhull, Borough of Queens.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

682-26-BZ.

APPLICANT—William F. Doyle, for William Hagedorn, owner.  
 PREMISES—Southeast corner of Jerome avenue and 182nd street, The Bronx.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

685-26-BZ

APPLICANT—John J. Dunnigan, for 165th Street Apartments Corp., owner.  
 PREMISES—2861-2869 Bailey avenue, The Bronx.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

687-26-BZ

APPLICANT—William F. Doyle, for Alonzo E. DeBorja, owner.  
 PREMISES—South side Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT partly in a business district and partly in residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

680-26-BZ

APPLICANT—William F. Doyle, for Ely Moran, owner.  
 PREMISES—95-109 Northern avenue and 92-102 Northern avenue, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of an apartment house having stores on first story.



# CALENDAR

26-BZ

PLICANT—William F. Doyle, for Emil Buff, owner.  
EMISES—Northeast corner Metropolitan avenue and 127th street, Richmond Hill, Borough of Queens.  
PLICATION, under sections 7c and 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

26-BZ

PLICANT—John J. Dunnigan, for East Fordham Road Syndicate, owner.  
EMISES—699 East Fordham road, The Bronx.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a business district the erection and maintenance of a gasoline selling station.

26-BZ

PLICANT—John Eberson, for Laemmle Building Corp., owner.  
EMISES—4515-4527 New Utrecht avenue, Brooklyn.  
PLICATION, under sections 7c and 21 of the building zone resolution,  
PERMIT in a residence district extending from a business district the erection and maintenance of a store and theatre building.

26-BZ

PLICANT—John J. Dunnigan, for Jerome Avenue Exhibition Co., Inc., owner.  
EMISES—11-15 West 176th street, The Bronx.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a residence district the erection and maintenance of a business building.

26-BZ

PLICANT—William F. Doyle, for Jatison Construction Co., owner.  
EMISES—101-109 East 78th street and 883-887 Park avenue, Manhattan.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

6-BZ

PLICANT—Harry H. Sidrowitz, for Julia Brown, owner.  
EMISES—783 St. Nicholas avenue, Manhattan.  
PLICATION, under section 21 of the building zone resolution,  
PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

5-BZ

PLICANT—James A. Higgins, for Anthony Giura, owner.  
EMISES—1421-1425 65th street, Brooklyn.  
PLICATION, under section 7c of the building zone resolution,  
PERMIT in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

NOVEMBER 3, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 130-26-A—194 Worth street, Manhattan.
- 553-26-A—7-11 West 45th street, Manhattan.
- 557-26-A—656 St. Nicholas avenue, Manhattan.
- 583-26-A—19 East 12th street, Manhattan.
- 600-26-A—315 West 34th street and 316 West 35th street, Manhattan.
- 615-26-A—416-432 East 47th street, Manhattan.
- 642-26-A—108-116 Lorraine street, Brooklyn.
- 644-26-A—1 Beach 34th street, Edgemere, Borough of Queens.
- 654-26-A—2788 Grand Concourse, The Bronx.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 3, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 289-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of H. and S. Sonn, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 ft. east of Union avenue, The Bronx.

CAL. NO. 516-26-BZ—Application, June 5, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Vermilyea Realty Co., owner, to permit in an "F" area district the erection of an apartment house occupying an area of lot in excess of the requirements of the building zone resolution; premises northeast corner of West 225th street and Mosholu avenue, The Bronx.

CAL. NO. 578-26-BZ—Application, June 26, 1926, under section 21 of the building zone resolution, of Schreiber, Collins, Myers and Buchter, applicants, on behalf of Masro Realty Corp., owner, to permit partly in a 1½ times district and partly in a 2 times district and also in a "B" area district, the erection and maintenance of the street wall higher than that permitted by the zone resolution, and also to construct a yard less in depth than that required by the zone resolution; premises 264-268 West 40th street, Manhattan.

CAL. NO. 606-26-BZ—Application, July 12, 1926, under section 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Mary A. Klug, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445-449 East 189th street, The Bronx.

CAL. NO. 634-26-BZ—Application, July 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on be-



# CALENDAR

half of Hansom Building Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Sherman avenue, 51 ft. south of East 163rd street, The Bronx.

CAL. NO. 1302-25-BZ—Application, October 5, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Kay-Wei Building Corp., owner, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises 1751-1765 67th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 3, 1926, 2 P. M.

### *Petitions for Variations.*

355-26-S—380-390 Snediker avenue, Brooklyn.

639-26-S—Southwest corner of Woodside avenue and Barnett avenue, Long Island City, Borough of Queens.

640-26-S—50 Bond street, Manhattan.

641-26-S—2-4 West 29th street and 258-260 Fifth avenue, Manhattan.

649-26-S—197 Wooster street, Manhattan.

651-26-S—39-43 West 37th street, Manhattan.

652-26-S—48-56 West 37th street, Manhattan.

653-26-S—108-112 West 39th street, Manhattan.

657-26-S—208-212 West 30th street, Manhattan.

### *Rules.*

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

598-19-SR—Fuel Oil Rules.

217-21-SR—Fuel Oil Rules.

## CALL OF CLERK'S CALENDAR

### TUESDAY, NOVEMBER 9, 1926, AT 2 P. M.

#### *Building Zone Cases.*

528-26-BZ.

APPLICANT—David L. Malbin, for Oscar E. Hayman, owner.

PREMISES—2150-2176 Gravesend avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

565-26-BZ.

APPLICANT—Henry J. Nurick, for Eyess Realty Corp., owner.

PREMISES—281-289 Brooklyn avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

520-26-BZ.

APPLICANT—Jacob Lubroth, Inc., for Charles Fineman, owner.

PREMISES—Northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

603-26-BZ.

APPLICANT—Emil Guterman, for John Ballschuss Osmar Ballschuss, owners.

PREMISES—22016 Merrick road, Springfield, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

621-25-BZ.

APPLICANT—McCooley and Conroy, for D. Ted owner.

PREMISES—63-67 New York avenue, Brooklyn.

APPLICATION, under sections 7a-b-c of the building zone resolution,

TO PERMIT the extension from an unrestricted district into a residence district of a proposed addition of an existing garage for the storage of more than five (5) motor vehicles (previously denied).

712-26-BZ.

APPLICANT—Thomas J. McCabe, for Philip H. owner.

PREMISES—2211 Emmons avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline selling station.

726-26-BZ.

APPLICANT—John J. Mackey, for Hyman Grobelsky Harry Slater, owners.

PREMISES—4806-4810 New Utrecht avenue, Brooklyn.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of an extension used for business purposes.

762-26-BZ.

APPLICANT—John DeHart, for Ernest J. Coates, owner.

PREMISES—140 Remsen street, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a business building.

705-26-BZ.

APPLICANT—Hannah E. Plant and Geo. Rob owners.

PREMISES—430-436 East 21st street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building with stores on the first floor.

## NOVEMBER 9, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

339-26-A—212-216 West 48th street, Manhattan.

462-26-A—237 East Fordham road, The Bronx.

596-26-A—52-54 West 13th street, Manhattan.

613-26-A—136-146 West 52nd street, Manhattan.



# CALENDAR

-26-A—150 Third avenue, College Point, Borough of Queens.

-26-A—438 Grand avenue, Brooklyn.

-26-A—32-44 Hamilton avenue, Brooklyn.

-26-A—4095-4139 Ninth avenue, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 9, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

no. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

no. 593-26-BZ—Application, July 7, 1926, under section 21 of the building zone resolution, of Daniel Campbell, Jr., architect, on behalf of Dualboro Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 62-64-66 Northern boulevard, Flushing, Borough of Queens.

no. 604-26-BZ—Application, July 10, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of H. W. Olson and C. W. Otto, lessees, to permit in a business use district the installation and maintenance of a gasoline selling station; premises 641-645 Gun Hill road, northeast corner of Olinville avenue, The Bronx.

no. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

no. 633-26-BZ—Application, July 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Miriam Young, owner, to permit in a residence district the erection and maintenance of a building for store purposes; premises 1883 Marmion avenue, The Bronx.

no. 607-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Joseph B. Lynch, applicant, on behalf of Leo F. Gieberick, owner, to permit in a residence district the erection of a garage for the storage of more than five (5) motor vehicles; premises 502-518 Avenue W and 2341-2351 East 5th street, Brooklyn.

CAL. NO. 1266-25-BZ—Application, December 9, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Louis J. Block, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 668-672 New Lots avenue, southwest corner of Jerome street, Brooklyn.

CAL. NO. 574-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Menlo Building Co., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 3510 Webster avenue, The Bronx.

CAL. NO. 605-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Kramer and Kleinfeld, applicants, on behalf of Daniel Buonocore, owner, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 1767-1779 84th street, Brooklyn.

CAL. NO. 643-26-BZ—Application, July 23, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Breskap Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy in part, of the first story from residence use to a business use; premises 2850 Grand Concourse, northeast corner of East 198th street, The Bronx.

CAL. NO. 725-26-BZ—Application, August 23, 1926, under section 21 of the building zone resolution, of Brown Rolston, architect, on behalf of Pie Bakeries of America, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of 2nd street, 170 ft. 9 in. east of Fourth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 9, 1926, 2 P. M.

### Petitions for Variations.

497-26-S—34 East 30th street, Manhattan.

637-26-S—157-159 West 22nd street, Manhattan.

494-26-S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

129-26-S—365 First avenue, Manhattan.

495-26-S—103 West 37th street and 635-643 Sixth avenue, Manhattan.

636-26-S—19-27 East 45th street, Manhattan.

674-26-S—150-154 West 28th street, Manhattan.

688-26-S—160-162 East 56th street, Manhattan.

689-26-S—257-261 West 38th street, Manhattan.

690-26-S—237-241 Sheffield avenue, Brooklyn.

701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

723-26-S—1-13 Sterling place, Brooklyn.



# CALENDAR

NOVEMBER 16, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.  
 686-26-A—282-296 East 134th street, The Bronx.  
 696-26-A—771 Third avenue, Brooklyn.  
 700-26-A—238-244 King street (Warehouse No. 252, Clinton Wharf), Brooklyn.  
 708-26-A—Erie Basin Breakwater—2,200 ft. west of Columbia street, Brooklyn.  
 722-26-A—97-99 First avenue, Long Island City, Borough of Queens.  
 9-26-A—103-109 North 3rd street, Brooklyn.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 16, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 16, 1926, 2 P. M.

*Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.  
 327-26-S—767-769 Lexington avenue, Manhattan.  
 663-26-S—225-231 West 35th street, Manhattan.  
 677-26-S—560 Seventh avenue, Manhattan.  
 684-26-S—181-185 Mercer street and 20 West Houston street, Manhattan.  
 698-26-S—247-249 West 30th street, Manhattan.  
 699-26-S—251-255 West 30th street, Manhattan.  
 733-26-S—138-144 West 25th street, Manhattan.  
 750-26-S—172 Sands street, Brooklyn.

*Appliances Submitted for Approval.*

- 55-26-SA—Ferreira Oil Burner, approval of.  
 751-26-SA—Jones Oil Burner, approval of.

NOVEMBER 23, 1926, 10 A. M.

*Appeals from Administrative Orders.*

- 568-26-A—6933 Exeter street, Forest Hills, Borough of Queens.  
 614-26-A—80-92 Third avenue, Brooklyn.  
 617-26-A—86-112 Hausman street, Brooklyn.  
 645-26-A—4524-4604 Second avenue, Brooklyn.  
 655-26-A—73-44 Greenway South, Forest Hills, Borough of Queens.  
 709-26-A—450-456 West 131st street, Manhattan.  
 711-26-A—175-06 88th avenue, Borough of Queens.  
 721-26-A—141-161 King street, Brooklyn.  
 742-26-A—229-231 Powell street, Brooklyn.  
 727-26-A—1367-75 Flushing avenue, Ridgewood, Borough of Queens.

DECEMBER 14, 1926, 10 A. M.

*Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

BAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residential district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 21, 1926, 2 P. M.

*Petitions for Variations.*

- 446-26-S—58-64 West 40th street, Manhattan.  
 447-26-S—58-64 West 40th street, Manhattan.  
 448-26-S—58-64 West 40th street, Manhattan.  
 610-26-S—1351-1365 Broadway, Manhattan.  
 612-26-S—333 Seventh avenue, Manhattan.  
 422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
 489-26-S—208-212 West 30th street, Manhattan.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, OCTOBER 26, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon (also Deputy Chief Martin substituting).

The minutes of the regular meeting of the board, held Tuesday morning, October 19, 1926, and the minutes of the regular meeting of the board, held Tuesday afternoon, October 19, 1926, were approved as printed in the bulletin, No. 43, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

74-26-A.

APPELLANT—W. G. Fitzgerald, for American Drug-gists Syndicate, owner.

SUBJECT—Appeal from orders of fire commissioner.

REMISES AFFECTED—231-239 Borden avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum, W. G. Fitzgerald, Edwin Horner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 16, 1926, at 10 a. m., pending action by fire department.

5-23-A.

APPELLANT—George M. Curtis, Jr., for B. & M. Realty Co., owners.

SUBJECT—Application for reopening, modification of resolution, appeal from orders of fire commissioner.

REMISES AFFECTED—103-111 Humboldt street, Brooklyn.

APPEARANCES—

For Appellant: M. Jablow and William Blumberg.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin ..... 4

Absent ..... 0

2-26-A.

APPELLANT—Samuel Rosenblum, for Chisholm Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

REMISES AFFECTED—141-143 Wooster street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

3-25-A.

APPELLANT—New Way Hydrogen Gas Generator Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

REMISES AFFECTED—336 Coney Island avenue, Brooklyn.

APPEARANCES—

For Appellant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(888-25-A)

WHEREAS, the New Way Hydrogen Gas Generator Co., filed, September 1, 1925, an appeal with the board of standards and appeals from an order of the fire commissioner, affecting premises 336 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, the appellant failed to complete his papers although duly notified to do so.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

548-26-A.

APPELLANT—Amsco Realty Corp., owner.

SUBJECT—Application for reopening, reconsideration, re appeal from decision of fire commissioner.

PREMISES AFFECTED—47 Ann street, Manhattan.

APPEARANCES—

For Appellant: Edward G. Reilly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(548-26-A)

WHEREAS, E. G. Riley, for Amsco Realty Corp., owner, filed, June 16, 1926, an appeal from a decision of the fire commissioner, affecting premises 47 Ann street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered May 26, 1926 (Alt. Applic. 2760-24), reads:

"1. Not more than 400 sprinkler heads shall be controlled by one dry pipe (Type A) valve as per Rule 27a.";

and

WHEREAS, the building is non-fireproof, 7 stories, cellar and sub-cellar (80 ft.) in height, 28 ft. by 136 ft., about 3,600 sq. ft. in area; OCCUPIED: sub-cellar, stock room; cellar, packing, 8 persons; 1st story, offices, 19 persons; 2nd story, engraving, 20 persons; 3rd story, stock room; 4th story, engraving, 15 persons; 5th story, electro-plating, 15 persons; 6th story, manufacture of jewelry, 25 persons; 7th story, manufacture of jewelry, 38 persons; EQUIPPED with a sprinkler system; and

WHEREAS, the appellant proposes to install 498 one-half inch standard sprinkler heads controlled by one dry pipe (Type A) valve, instead of 400 heads as restricted in Rule 27(a) for sprinkler equipment; the appellant contends that the New York Fire Insurance Exchange has approved the sprinkler equipment as herein proposed; furthermore, the appellant has reduced the occupancy of the building on the 3rd story to storage only; and

WHEREAS, this appeal was denied by the board, October 5, 1926, and reopened by vote of the board.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that an approved sprinkler system be



# MINUTES

installed and maintained and that the number of heads shall not exceed by more than twenty-five per cent the requirement of the sprinkler rules of the board of standards and appeals now in force; that the dry pipe valve be equipped with an accelerator or an exhauster acceptable to the fire department.

236-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Fulton Street Leasing Corp., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—114-116 Fulton street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(236-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Fulton Street Leasing Corp., lessee, filed, March 20, 1926, an appeal from an order of the fire commissioner, affecting premises 114-116 Fulton street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 3, 1925 (Order No. 74633-F), reads:

"1. Provide a non-automatic sprinkler system in cellar, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals on May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919, and in the rules and regulations of the Fire Department and in connection therewith provide an automatic fire alarm complete with Central Office connection."

and

WHEREAS, the building is non-fireproof, six (6) stories (76 ft. 3 in.) in height, 50 ft. 4 in. by 83 ft. 9 in. in area at 1st story and 50 ft. 4 in. by 69 ft. 9 in. in area above; the building is divided at cellar and 1st story by a brick party wall; OCCUPIED: (No. 114), cellar, woodworking, 6 persons; 1st story, store, 6 persons; (No. 116), cellar, stock room; 1st story, stationery shop, 9 persons; (Nos. 114-116), 2nd story, restaurant, 10 persons; 3rd story, printing and manufacture of jewelry, 19 persons; 4th, 5th and 6th stories, manufacture of jewelry, 14 persons on each story; and

WHEREAS, the appellant claims that he has installed an approved sprinkler system in the cellar of No. 114 Fulton street, and proposes to install a thermostatic fire alarm also in the same cellar; the appellant contends that there is no connection between the cellars and first stories of No. 114 and No. 116 Fulton street; furthermore, that the occupancy, except in the cellar of No. 114, does not warrant the installation of a sprinkler.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is granted affecting No. 116 and *denied* as to No. 114 on condition that the cellar of these buildings shall be separated by walls of approved masonry, unpierced throughout the entire height and length, and that the cellar ceiling and stairways of No. 116 shall be fire-retarded in accordance with the rules of the board of standards and appeals, and that any openings in the cellar stairway shall be protected with self-closing, fireproof doors, and *granted* only so long as the existing occupancy of cellar remain unchanged.

487-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Esther Hurwitz and Dora Kaback, owners.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(487-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Esther Hurwitz and Dora Kaback, owners, filed, May 28, 1926, an appeal from an order of the fire commissioner, affecting premises 202-220 Meserole avenue, 90-106 Jewell street and 59-61 Moultrie street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 7, 1926 (No. 95247), reads:

"1. Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. \* \* \*";

and

WHEREAS, the premises consist of a group of five buildings, four of which are 1 story in height and one two stories in height with open yards, all the buildings being less than 5,000 sq. ft. in area with the exception of one building which is 6,500 sq. ft. in area, the premises being occupied for a dyeing establishment, 38 persons in the first story and 17 persons in the second story; and

WHEREAS, the appellant claims that the building is equipped with a fire alarm system; that fire pails are provided on the 2nd story; that due to the method of dyeing, the greater portion of floors are flooded with water; that there are three fire hydrants facing the premises (one on each street front); that the building is supervised by a watchman at night; furthermore, the appellant proposes to provide fire extinguishers on the 2nd story.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the buildings as now subdivided remain substantially unchanged; that the buildings be not increased in height or area; that the requirements of the fire department as to the provision and distribution of fire pails shall be complied with, and, further, only so long as conditions as to the existing occupancy and use remain unchanged.

756-26-A.

APPELLANT—Pittsburgh-Des Moines Steel Company, for News Syndicate, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—696-716 Pacific street, Borough of Brooklyn.

APPEARANCES—

For Appellant: S. Selman, G. B. Tanis, H. A. Caussirat, Luke McVeigh, W. C. Graham.

For Administration: Inspectors Carroll and Maher of fire department.

ACTION OF BOARD—Appeal denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

## THE RESOLUTION:

(756-26-A)

WHEREAS, Pittsburgh-Des Moines Steel Co., for the News  
Indicate, Inc., owner, filed, September 11, 1926, an appeal  
from a decision of the fire commissioner, affecting prem-  
ises 696-716 Pacific street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, re N. B.  
No. 2086-1926, dated August 25, 1926, reads:

"1. Sprinkler tank may not exceed 25,000 gallons  
unless approved by the Board of Standards and Appeals.

"2. Sprinkler and standpipe tanks must be separate  
and distinct.";

WHEREAS, the building now under construction is fireproof,  
86 ft. in height, 223 ft. 0 in. by 110 ft. 0 in. in  
area; OCCUPANCY: publishing house; and

WHEREAS, the appellant proposes to install a sprinkler  
system, also a standpipe system, fed from two combined  
tanks: a cylindrical standpipe tank of 3,500 gallon capacity,  
located in the centre of a larger cylindrical tank, which permits  
a capacity of 41,700 gallons for the sprinkler system; and

WHEREAS, the appellant claims that a similar structure of  
combined tanks was constructed at East 134th street  
and Walnut avenue under approval of the fire commissioner,  
where the capacity was 25,000 gallons; furthermore, the ap-  
pellant contends that the water in the tanks is entirely  
separate and distinct—they will have a separate system of  
pipes to each tank, separate overflow and quick emptying  
valves; otherwise, the systems will conform to the rules  
of the board.

Resolved, that the decision of the fire commissioner be  
and it hereby is *affirmed*, and the appeal be and it hereby is  
granted.

3-A.

APPELLANT—G. A. & H. Boehm, for Nathan Dorsky  
& Bro., lessee.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—80-82 Greene street, Man-  
hattan.

## APPEARANCES—

For Appellant: George A. Boehm.

For Administration: Inspectors Meyer and  
Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(15-26-A)

WHEREAS, G. A. & H. Boehm, for Constance J. Lieval,  
owner, filed, January 6, 1926, an appeal from an order of  
the fire commissioner, affecting premises Nos. 80-82 Greene  
street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated De-  
cember 16, 1925 (Order No. 31627-LC), reads:

"You are hereby notified that an inspection of prem-  
ises 80-82 Greene street, Borough of Manhattan, used  
for the storage and use of combustible fibre, shows that  
the following must be done before permit requested by  
you can be issued:

"1. Protect the ceiling, 1st story and all vertical  
openings by a covering of approved fire retarding mate-  
rial.";

WHEREAS, the building is non-fireproof, 5 stories (75 ft.  
8 in.) in height, 50 ft. by 94 ft. in area at 1st story and 50  
ft. by 84 ft. in area above; OCCUPIED for factory pur-  
poses, 50 persons on each story; and

WHEREAS, the appellant claims that the building is equipped  
with a two-source sprinkler system; that the ceiling of the  
premises affected by the fire department order is covered  
with plaster of three coat work; that the stair enclosure is  
of fire-resisting materials; furthermore, the appellant con-  
tends that there is not more than 15 tons of tightly baled  
nor more than 5 tons of loose wool cloth clippings kept  
on the premises at any time.

Resolved, that the order of the fire commissioner be and  
it hereby is *modified*, and the appeal be and it hereby is  
granted on condition that the stock of loose woolen clip-  
pings shall be restricted to the first story and shall not, at  
any time, exceed three ton loose; that the existing approved  
two-source wet sprinkler system shall be maintained, and  
that all regal requirements as to the existing interior stair-  
way enclosure shall be approved and maintained; that the  
stairway below the first story shall be enclosed in accordance  
with the requirements of the labor law and that any openings  
in floor therein shall be equipped with automatic trap doors.

492-26-A.

APPELLANT—Ira I. Slomon, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—171 Thompson avenue, L. I.  
City, Borough of Queens.

## APPEARANCES—

For Appellant: Ira I. Slomon, John P. Priol.

For Administration: Inspector Carroll of fire de-  
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(492-26-A)

WHEREAS, Ira I. Slomon, owner, filed, June 1, 1926, an  
appeal from a decision of the fire commissioner, affecting  
premises 171 Thompson avenue, Long Island City, Borough  
of Queens; and

WHEREAS, the decision of the fire commissioner, rendered  
May 6, 1926 (Alt. Applic. No. 2664-24), reads:

"2. Floors and roof must be portland cement con-  
crete at least 6" thick or brick masonry 8" thick.";

and  
WHEREAS, the building is of concrete construction, steel  
roof framing unprotected, one story in height, 20 ft. by 22  
ft. in area; OCCUPIED for the manufacture of rubber  
cement, one person; and

WHEREAS, the appellant proposes to construct a No. 26  
gauge metal roof on open steel trusses, in lieu of a 6 in.  
concrete roof as required by law; to use the structure as a  
mixing room for the manufacture of inflammable mixtures;  
the appellant contends that the roof he proposes is light in  
weight and less dangerous in case of explosion than a 6 in.  
concrete roof; and

WHEREAS, this appeal was previously denied and was re-  
opened by vote of the board.

Resolved, that the decision of the fire commissioner be  
and it hereby is *modified*, and the appeal be and it hereby is  
granted only so far as the construction of the roof is in-  
volved on condition that the construction otherwise comply  
with the regulations in all respects and that the roof cover-  
ing shall be of corrugated metal, supported by steel truss  
frame, in accordance with the drawings submitted in this  
appeal.

757-26-A.

APPELLANT—Wilma Denes, owner.

SUBJECT—Appeal from order of fire commissioner.



# MINUTES

PREMISES AFFECTED—4270 Martha avenue, The Bronx.

## APPEARANCES—

For Appellant: Jacob Ansbacher, Wilma Denes.  
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(757-26-A)

WHEREAS, Jacob Ansbacher, for Wilma Denes, owner, filed, September 13, 1926, an appeal from an order of the fire commissioner, affecting premises 4270 Martha avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated January 26, 1926 (Order No. 32834-LC), reads:

"Have plan No. 1979-25 approved.

"Have fuel oil burning device or apparatus for Grade B Fuel Oil approved by Board of Standards and Appeals, as per Rule 35-a of the Fuel Oil Rules.";

and

WHEREAS, the building is non-fireproof, 2½ stories in height, 51 ft. 6 in. by 28 ft. 0 in. in area; OCCUPIED as a private residence; a fuel oil burning system has been installed in the cellar, consisting of an outside storage tank of 550 gallon capacity buried 3 ft. 0 in. below ground level, with all necessary piping connected with a Universe Automatic Oil Burner located in the cellar; and

WHEREAS, the appellant proposes to comply with all requirements of the fire commissioner as to the installation of the fuel oil burning system except as to the burner; the appellant contends that there are other similar appeals before the board as to the same burner and requests permission to operate the system pending decision of the board.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety days, pending the determination of the board on a petition for the approval of the burner for general use, *on condition* that the mechanical equipment of this installation otherwise complies with the fuel oil rules of the board of standards and appeals

## BUILDING ZONE CASES.

108-26-BZ.

APPLICANT—Eugene de Rosa, for Emerdyke Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7-b and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre building.

PREMISES AFFECTED—4915-4923 Broadway, Manhattan.

## APPEARANCES—

For Applicant: John Marsa, F. H. White, H. H. Cashdin.

For Opposition: Helen I. Williams.

ACTION OF BOARD—Laid over to December 14, 1926, at 10 a. m., on request of applicant's representative with consent of the other side.

496-26-BZ.

APPLICANT—William F. Doyle, for The Debb Corporation, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 to permit, in a

business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South east corner of Jerome avenue and East Van Cortlandt avenue, Bronx.

## APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Laid over to November 16, 1926, at 10 a. m., on request of applicant's representative to complete consents.

607-26-BZ.

APPLICANT—Joseph B. Lynch, for Leo F. Gieberig owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—502-518 Avenue W and 2341-2351 east 5th street, Brooklyn.

## APPEARANCES—

For Applicant: Maurice A. Sachs.

For Opposition: Michael J. Esposito.

ACTION OF BOARD—Laid over to November 9, 1926, at 10 a. m., on request of applicant's representative.

621-25-BZ.

APPLICANT—McCooley & Conroy, for D. Tedesco owner.

SUBJECT—Application for reopening, reconsideration of decision of superintendent of buildings, under sections 7-a-b-c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—63-67 New York avenue, Brooklyn.

## APPEARANCES—

For Applicant: John H. McCooley.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call November 9, 1926, at 2 p. m.

## THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 4  
Negative ..... 0  
Absent ..... 0

17-26-BZ.

APPLICANT—William F. Doyle, for John Welz, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-190 East 98th street, Brooklyn.

## APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Rose Goodson and K. Klein.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Holland and Guilfoyle and Chief Kenlon

Negative: Commissioner Connell ..... 0

Absent ..... 0



# MINUTES

## THE RESOLUTION:

(17-26-BZ)

WHEREAS, William F. Doyle, for John Welz, owner, filed, January 6, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 168-190 East 98th street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 98th street is in a business district and Rockaway Parkway is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 5, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 4A, 15.

"The erection of a public garage for more than five vehicles in a business district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 200 ft. and a depth of 120 ft., to be occupied as a garage; and

WHEREAS, the application has been supported by the filing of substantial consents of property owners immediately affected and the board deemed applicant entitled to relief on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone regulations and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings; that there shall be no roof signs erected; that the exterior of the rear wall shall be finished with light colored face brick; that any gasoline storage equipment installed shall be located at the extreme front of the building; that all permits required for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

392-26-BZ.

APPLICANT—John J. Gilmartin, for N. Green, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—301-303 Freeman avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Applicant: John J. Gilmartin.

For Opposition: Alexander Delgiorno.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(392-26-BZ)

WHEREAS, John J. Gilmartin, for N. Green, owner, filed, May 6, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 301-303 Freeman avenue, northeast corner Radde street, Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Freeman street, Radde street and Academy street are in business districts; and

WHEREAS, the decision of the fire commissioner, rendered February 10, 1926 (re Alt. 250-26), reads:

"A gasoline service station may not be permitted in a Business District, Appeal may be taken to the Board of Appeals."

and

WHEREAS, it is proposed to bury two 550-gallon gasoline tanks and erect two pumps on the lot; there are existing garages facing Radde street and a frame residence building facing Freeman street on the premises; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

691-26-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7 (c) of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—462-464 5th avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(691-26-BZ)

WHEREAS, William F. Doyle, for S. S. Kresge, owner, filed, August 10, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district, the erection and maintenance of a business building; premises 462-464 Fifth avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue is in a business district, 10th street and 11th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 26, 1926 (App. 12774-26), reads:

"Application for proposed business building extending into a residence district is contrary to Art. 2 Sec. 3 of the Zoning Resolution and is hereby **DENIED**."

and

WHEREAS, the proposed building is to be of non-fireproof construction, 2 stories in height, with a frontage of 129 ft. 1 in. and a depth of 40 ft. 0 in. and 60 ft. 0 in., irregular, to be occupied as a business building; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7-c of the building zone resolution and



# MINUTES

that there would be practical difficulties and unnecessary hardship in carrying out the strict letter of the zoning regulations.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that there shall be no commercial exit or entrance within the residence use area of the plot; that there shall be no advertising signs erected or displayed on the Tenth street front of the building; that any mercantile display on the Tenth street front shall be confined to the interior of the building; that the exterior of the building shall be faced with front brick and architectural terra cotta or stone trimmings; and that all permits required by law for the prosecution of the work shall be obtained within nine months and all the structure completed within eighteen months from the date of this action.

624-26-BZ.

APPLICANT—John DeHart, for H. L. Corp., owner.  
SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Nassau Boulevard and Kissena Boulevard, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John DeHart.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(624-26-BZ)

WHEREAS, John DeHart, for H. L. Corp., owner, filed, July 15, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner Nassau boulevard and Kissena boulevard, Flushing, Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nassau boulevard, Kissena boulevard and Reeves avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 25, 1926 (Applic. 10529-26), reads:

"Your application for a permit on the above location has been rejected as an examination of your drawings and applications show that corrections must be made in the form of Amendment or subsequent statements in triplicate, typewritten and filed with original papers, as they do not conform with the Laws, Rules and regulations for the following reasons:

"Contrary to Art. 2, Section 4, Zone Law.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 22 ft. 0 in. and a depth of 25 ft. 0 in. to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship in carrying out the strict letter of the zoning regulations.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that all permits required for the prosecution of the work shall be obtained within six months and the work completed within one year from the date of this action; that there shall be erected on the westerly boundary line of the property, from Nassau boulevard to Reeves street, a brick wall, not less than fifteen (15) feet in height, finished with face brick; that the proposed structure shall be erected substantially in accordance with the design and drawings filed in this case; any arc lights or lamps erected on the exterior or in the open on this property shall be protected with reflectors at the rear of same to provide against glare or reflection on property to the west.

616-26-BZ.

APPLICANT—Pythian Temple Association, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution.

PREMISES AFFECTED—135-145 West 70th street, Manhattan.

APPEARANCES—

For Applicant: John Marsa.

For Opposition: Meyer Levy and William F. McKenna.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(616-26-BZ)

WHEREAS, Pythian Temple Association, owner, filed, July 13, 1926, an application, under the building zone resolution, to permit in a residence and "B" area district the erection and maintenance of a building with a rear yard less in depth than that required by the zone resolution; premises 135-145 West 70th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 70th street, West 71st street and Broadway are in residence use and "B" area districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 13, 1926 (N. B. 204-26), reads:

"Rear yard should comply with Building Zone Resolution Section 12 and Section 17.";

and

WHEREAS, the proposed building is to be of fireproof construction, 7 stories and pent house in height, with a frontage of 112 ft.  $\frac{3}{8}$  in. and a depth of 100 ft. 5 in. at 1st story, 90 ft. 5 in. and various depths above; to be occupied for all uses accessory to a lodge meeting house; the proposed yard is 3 ft. 0 in. less in depth at a point 78 ft. 0 in. above curb level and also at each story above said point; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution and that the application be and it hereby is *granted*, only so far as it affects the rear yard setback requirement above the 60 ft. level, *on condition* that a required rear yard not less than 10 ft. for the entire width of premises be established and



# MINUTES

maintained for a height not exceeding 60 ft. above the allowable rear first story extension; that the rear yard setback starting at this level shall be not less than 10 ft. 10 in., setting back therefrom two in. for every 1 ft. in height, in accordance with the requirements of the building zone resolution; that the structure shall be erected in accordance with the requirements of the building zone resolution in all other respects. All permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

549-26-BZ.

APPLICANT—John DeHart, for Joseph Perl binder, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7-c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1149-1151 Southern Boulevard, The Bronx.

APPEARANCES—

For Applicant: John DeHart.

For Opposition: Martin W. Teichman, Annette Grant, Mrs. Bennett, Mrs. Jennie Roberts, William J. Hohle, J. C. Gaffney.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland ..... 3

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(549-26-BZ)

WHEREAS, John DeHart, for Joseph Perl binder, owner, filed, June 16, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1149-1151 Southern boulevard, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Southern boulevard, Home street and East 167th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 7, 1926 (Applic. N. B. 1434-26), reads:

"1. Erection of proposed garage for storage of more than 5 motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 50 ft. and a depth of 100 ft. to be occupied as a garage; and

WHEREAS, the board deemed that applicant was not entitled to relief on the ground of practical difficulties and unnecessary hardship, nor was the further invasion of prohibitive use justified under section 7-c of the building zone resolution on the existence of a non-conforming use and the general opposition of abutting and adjacent owners.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

460-26-BZ.

APPLICANT—Eugene De Rosa, for C. B. M. Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7c of the building zone resolution to permit in a residence district

extending from a business district the erection and maintenance of a theatre and business building.

PREMISES AFFECTED—Northeast corner of Fifth avenue and 50th street, Brooklyn.

APPEARANCES—

For Applicant: J. Henry Walters.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(460-26-BZ)

WHEREAS, Eugene De Rosa, for C. B. M. Realty Corp., owner, filed, May 22, 1926, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre and business building; premises northeast corner of Fifth avenue and 50th street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 50th street is in a residence district, Fifth avenue is in a business district and 49th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 27, 1926 (Applic. 6511-1926), reads:

"Proposition contrary to the Zone Resolution Art. II, Section 3:

"The erection of a theatre extending into a residential district.";

and

WHEREAS, the proposed building is to be of fireproof construction, 3 stories in height, with a frontage of 265 ft. 4 in. and a depth of 46 ft. 2 in. and 100 ft. 2 in., irregular, to be occupied as a theatre and offices; and

WHEREAS, owners of more than 90 per cent of the property frontage affected within the residence area on both street fronts have given consent to the granting of this application; and

WHEREAS, the board considered the application, almost unanimously supported by affected property owners, as a community requirement.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the show window of the corner store on the 50th street side shall not extend beyond 50 ft. from the corner of Fifth avenue and 50th street; that there shall be no public entrance to the theatre on the 50th street side of the building; that any door openings from theatre shall be restricted to emergency exits required under Article 25 of the building code; that there shall be no advertising, signs or billboards erected or displayed within the residence use area of this proposed building; that there shall be no roof sign erected within the residence use area of the premises; that the facade of the building on the 50th street front and the exit court extension on the 49th street front shall be finished with natural stone or face brick and architectural terra cotta or natural stone trim; that the structure shall be erected strictly in accordance with the requirements of Article 25 of the building code; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.



# MINUTES

555-26-BZ.

APPLICANT—Harry M. Peyser, for Charles Lippman, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district, the erection and maintenance of an automobile repair shop.

PREMISES AFFECTED—1255 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: Harry M. Peyser.

For Opposition: Joseph H. Rose.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(555-26-BZ)

WHEREAS, Harry Peyser, for Charles Lippman, owner, filed, July 17, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an automobile repair shop; premises 1255 East New York avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 26, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East New York avenue is in a business district, Topscott street is in a residence district and Union street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered June 8, 1926 (re Alt. App. 1260-25), reads:

"Repair shop may not be permitted in a business district."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 24 ft. and a depth of 40 ft., to be occupied as an automobile repair shop; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the existing one-story building shall not be increased in height or area; that any motor repair work performed on the premises shall be restricted to manual operation; that there shall be no anvil, open forge or machinery, other than a one-half horse power electric drill, permitted on the premises; that the plate glass show window on the street front shall be maintained or altered with but one single vehicular entrance; that there shall be no roof sign erected; that any signs shall be restricted to one projecting sign, indicating the title of the business conducted on the premises; that there shall be no gasoline storage equipment installed on the premises; that all permits necessary for the prosecution of the work shall be obtained within nine months and the work completed within twelve months from the date of this action; and that the remainder of the premises, other than this structure, shall be restricted to conforming use.

162-24-BZ.

APPLICANT—Sidney Nordlinger, for Babetta Schultze, owner.

SUBJECT—Application for reopening, renewal of permit, re order of fire commissioner, to permit in a residence district the maintenance of a

garage for the storage of two pleasure motor vehicles, one space rented to persons not residing on the premises.

PREMISES AFFECTED—South west corner 16th avenue and 27th street, Beechhurst, L. I., Queens.

APPEARANCES—

For Applicant: Sidney Nordlinger.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(162-24-BZ)

WHEREAS, Babetta Schulze, owner, filed, January 31, 1924, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of two pleasure motor vehicles, one space rented to persons not residing on the premises; premises southwest corner of 16th avenue and 27th street, Beechhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, November 25, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 27th street and 16th avenue are residence districts; and

WHEREAS, the order of the fire commissioner, dated January 11, 1924, reads:

"Order No. 85299-LC:

"1. Discontinue the maintenance of garage in which is kept motor vehicles that are subject to charges for storage.

"2. Discontinue the maintenance of garage in which is kept motor vehicles that are not the property of persons residing in a dwelling on the same lot."

and

WHEREAS, the building is of frame and stucco construction, one story in height, with a frontage of 19 ft. and a depth of 19 ft.; occupied as a garage for two motor vehicles, space for one of which is rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 86 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting, November 25, 1924, for a temporary period of 2 years and applicant requests an extension of the period.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the capacity of the garage be limited to two automobiles of the pleasure car type, space for one of which may be rented to persons not residing on the premises; that there shall be no gasoline storage equipment maintained on the premises, and no signs or advertising display of any nature or description be exposed on premises; and this permit is *granted* for the temporary period of two years from November 25, 1926.

423-25-BZ.

APPLICANT—Samuel Schlau, for Isabel Burger, owner.

SUBJECT—Application for reopening, extension of time (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in an "F" district the erec-



# MINUTES

tion of a building, the area of which is in excess of that permitted in such district.

PREMISES AFFECTED—123-02 and 123-08 Rockaway Beach Boulevard, Rockaway Park, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application reopened, previous action of board reaffirmed and extension of time granted.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN, REAFFIRM PREVIOUS ACTION AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(423-25-BZ)

WHEREAS, Samuel Schlau, for Isabel Burger, owner, filed, April 20, 1925, an application, under the building zone resolution, to permit in an "F" area district the erection of an apartment house, the area of which is in excess of that permitted in such a district; premises 123-02 to 123-08 Rockaway Beach boulevard, Rockaway Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 19, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that both Rockaway Beach boulevard and Beach 123rd street are in residence use and "F" area districts; and

WHEREAS, the decision of the tenement house commissioner, rendered March 30, 1925, reads:

"The plans and specifications submitted by you for the erection of one tenement house located at Rockaway Beach boulevard, N. W. corner 123rd St., have been disapproved this day for the following reasons:

"Objection No. 19 not removed. As district has been changed to an F area district, building must be made to conform to requirements of this district. Zone Resolutions.";

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 74 ft. and a depth of 74 ft.; to be occupied as apartments; and

WHEREAS, the board concluded that applicant is entitled to relief and the zoning resolution precludes retroaction under section 24, having filed plans prior to the change of zone from an "E" to an "F" district, and that there would

be unnecessary hardship in the way of carrying out the strict letter of the zoning resolution; and

WHEREAS, applicant stated over his signature, dated October 16, 1926, that he is estopped from complying with the resolution granted by this board under date of January 19, 1926, to the extent only wherein the resolution requires the securing of all permits, which included permits from the bureau of buildings, and the superintendent of buildings, in view of said stipulation, holds that the time specified in the original resolution as to permits has expired.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building be limited in height to four stories above grade, restricted in use and occupancy specifically to that permitted in a residence use district; that the building shall set back from the building line of the Rockaway Beach boulevard and from Beach 123rd street not less than fifteen (15) ft.; that an open court, running the full depth of the plot, of not less than eleven (11) ft. in width shall be maintained on the westerly side of the premises; and that an open court of not less than eleven (11) ft. in width for the full extent of the plot shall be maintained on the northerly end of the property; that the exterior surface of the rear and gable walls shall be finished in light-colored face brick; that the facade of the building on the two street fronts shall be finished with face brick or natural cut stone and natural stone or architectural terra cotta trimmings; that a return drawing of the proposed elevations shall be made to this board for approval, before submitting same to the tenement house commissioner for approval; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action, October 26, 1926.

## AREA FIXED.

(910-25-BZ)

The chairman presented and read a communication from James A. Higgins, requesting the board to fix the area deemed affected and within which to obtain consents for the maintenance of a garage for the storage of more than five motor vehicles; premises 1421-1425 65th street, Brooklyn.

The following area was approved by the board:

Both sides of 65th street from New Utrecht avenue to a point 400 ft. west of proposed garage; also the properties at the rear and for a distance of 50 ft. on either side of the side lines of the premises in question.

Adjourned 4.20 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, OCTOBER 26, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

197-26-S.

PETITIONER—John J. Hearn, for 34 East 30th street, Corp., owner.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—34 East 30th street, Manhattan.

APPEARANCES—

For Petitioner: Merwin Lewis.

ACTION OF BOARD—Laid over to November 9, 1926, at 2 p. m., on request of petitioner.

637-26-S.

PETITIONER—Morris Popper, for Frederick W. Marks, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—157-159 West 22nd street,  
Borough of Manhattan.

APPEARANCES—

For Petitioner: Helen Gango.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 9, 1926,  
at 2 p. m., on request of petitioner's representative.

422-26-S.

PETITIONER—Necarsulmer & Lehlbach, for Boynton  
Furnace Co., lessee.

SUBJECT—Variation of the labor law as cited in order  
of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street,  
Manhattan.

APPEARANCES—

For Petitioner: Edward Lehlbach.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner pending decision of Court of Appeals.

423-26-S.

PETITIONER—Necarsulmer & Lehlbach, for The  
Celluloid Company, lessee.

SUBJECT—Variation of the labor law as cited in order  
of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Man-  
hattan.

APPEARANCES—

For Petitioner: Edward Lehlbach.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

424-26-S.

PETITIONER—Necarsulmer & Lehlbach, for H. B.  
Lehman-Connor Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order  
of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street,  
Manhattan.

APPEARANCES—

For Petitioner: Edward Lehlbach.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

425-26-S.

PETITIONER—Necarsulmer & Lehlbach, for Davidson  
& Schwab, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order  
of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street,  
Manhattan.

APPEARANCES—

For Petitioner: Edward Lehlbach.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

389-26-S.

PETITIONER—Samuel Rosenblum, for Royal Fur  
Coat Co., lessee of 15th floor.

SUBJECT—Variation of the labor law as cited in order  
of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue,  
(15th floor), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

390-26-S.

PETITIONER—Samuel Rosenblum, for Weinstein  
Kupersmith, lessees of 6th floor.

SUBJECT—Variation of the labor law as cited in order  
of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue,  
(6th floor), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

391-26-S.

PETITIONER—Samuel Rosenblum, for Kanik  
Greenberg, lessees of 4th floor front.

SUBJECT—Variation of the labor law as cited in order  
of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue,  
(4th floor front), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

489-26-S.

PETITIONER—Crocker National Fire Prevention E  
Co., for 208-210 West 30th St. Corp., owner.

SUBJECT—Variation of the labor law as cited in order  
of fire commissioner.

PREMISES AFFECTED—208-212 West 30th street,  
Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926,  
at 2 p. m., on request of petitioner, pending decision of Court of Appeals.

538-26-S.

PETITIONER—Charles N. Whinston & Bros.,  
Freiber-Streifer Restaurant, lessee.

SUBJECT—Variation of the labor law as cited in order  
of fire commissioner.

PREMISES AFFECTED—41-43 John street, Man-  
hattan.

APPEARANCES—

For Petitioner: Hugo E. Magnuson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Holland, Connell and Guilfoyle and  
Deputy Chief Martin .....



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(538-26-S)

WHEREAS, Charles N. Whinston & Brother, for James C. Colgate, et al., owner, filed, June 11, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 41-43 John street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 27, 1926 (Order No. 89259-LD), reads:

"1. Provide an additional means of exit from the 2nd and 3rd story of the 3 story portion of the building remote from the existing stairway, properly located at the south side of the building in accordance with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 51 ft. by 90 ft. in area at 1st story and divided into a front and rear wing above the 1st story by a yard 10 ft. in depth; the rear wing is 3 stories in height; OCCUPIED: front wing, manufacture of jewelry, 30 persons on each story; rear wing, bakery, 2 persons in the entire wing; EQUIPPED with a fire alarm system; EXITS: an interior wooden stairway in each wing, (front wing): extending from the 1st story to roof, enclosed in metal lath and plaster partitions with fireproof doors at openings, stairway in the rear wing extends from 1st story to top story, enclosed in wood partitions; and

WHEREAS, the petitioner proposes to maintain a horizontal balcony across the yard connecting the two wings of the building at 2nd and the 3rd story; also to connect the rear window of the rear wing at the 2nd and 3rd stories to the fire escape on the rear of adjoining building which faces Dutch street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the egress from the second and third stories of the three-story portion of the premises *on condition* that an iron bridge not less than 3 ft. in width, with 3-foot rails, shall be provided as shown on the drawings filed with this petition; that the skylights in the existing first story extension shall be glazed with wire glass; that steps to the sills, to overcome the difference in levels from the floor to windowsills, shall be provided on both the second and third story; and that the present double-hung windows on the course of the proposed fire escape shall be removed and fireproof casement doors substituted; and *granted* only so long as conditions as to operation and use otherwise remain substantially unchanged.

56-26-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas I. Sheridan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(56-26-S)

WHEREAS, Thomas I. Sheridan, petitioner, for Stephen Realty Co., owner, filed, January 22, 1926, a petition for

variation from the requirements of the labor law as cited in orders of the fire commissioner, affecting premises 16-24 West 47th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 10, 1925, read:

Order No. 79826-LF:

"1. Install an adequate interior electric fire alarm system in accordance with the Rules of Board of Standards and Appeals and the enclosed approved layout."

Order No. 79827-LF:

"That a fire drill should be established and maintained."

and

WHEREAS, the building is fireproof, 14 stories in height, 100 ft. by 100 ft. in area; OCCUPIED: offices and show rooms for jewelers, watch and clock jobbers, about 40 persons on each story, and one living apartment on the roof for the superintendent of the building; EXITS: a fire tower and also an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner contends that the building is fireproof; that the merchandise carried is non-combustible; that the only work done and termed as a factory use is the insertion of watch-works into watch-cases, and the cleaning and buffing of watch-cases by the use of a  $\frac{1}{4}$  horse power motor; furthermore, the petitioner contends that there is an all night elevator service and watchmen are patrolling the premises at all times; and

WHEREAS, the basis of the order is the presence and operation of jewelers' buffing machines, operated by electric motors not exceeding  $\frac{1}{4}$  horse power; and

WHEREAS, practically the entire occupancy of the building is substantially devoted to the jeweler's trade; and

WHEREAS, the petitioner seeks no relief from the equipment of the premises with an approved interior electric fire alarm system, seeking relief from the requirements as to the fire drill only, on the stipulation that not more than ten persons in the entire building shall be employed in the operation of jewelers' buffers.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition as to Order No. 79827-LF be and it is hereby *granted* only so far as it affects the fire drill requirements *on condition* that the entire premises shall be equipped with an approved interior electric fire alarm system, and that the occupancy throughout shall remain unchanged; and that the petition be and it hereby is *denied* as to Order No. 79826-LF, Item 1.

40-26-S.

PETITIONER—Louis R. Glantz, for Samley Leomor Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—52 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(40-26-S)

WHEREAS, Louis R. Glantz, for Samley Leomor Realty Co., Inc., owner, filed, January 18, 1926, a petition for variation from the requirements of the labor law, as cited



# MINUTES

in an order of the fire commissioner, affecting premises No. 52 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 2, 1925 (Order No. 65405-LD), reads:

"1. Provide an outside iron balcony fire escape on the south side of building with balconies 4' in width connected by stairways not less than 22" wide, placed at an incline of not more than 45 degrees extending from ground to roof, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 6 stories in height, 22 ft. by 100 ft. in area at 1st story and 22 ft. by 92 ft. in area above; OCCUPIED: 1st story, stores; 2nd story, manufacturer of furs, 4 persons; 3rd story, manufacturer of furs, 4 persons; 4th story, manufacturer of dresses, 20 persons; 5th story, manufacture of furs, 8 persons; 6th story, manufacture of furs, 6 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior slate stairway, extending from the 1st story to roof; enclosed in fire-resisting partitions with fireproof doors at openings; and

WHEREAS, petitioner proposes to erect a fire escape on the rear of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that approved labor law party wall balconies shall be constructed on the rear of the building connecting with a regulation labor law fire escape on No. 50 West 46th street, and that there shall be constructed, together with the fire escape balcony on the 6th story of No. 52, a 45-degree connecting stairs to the 5th story balcony of No. 50; and a 45-degree stair and landing to roof of No. 52, both premises being in the same ownership and operation; with the exception of egress which shall be maintained through an open yard to premises No. 48 West 46th street, with egress from the rear yard of No. 48 direct to the street, through plain glass openings; and on *condition* that the work is commenced within 10 days and prosecuted to completion without delay, and that this petition is granted only so long as conditions as to use and occupancy remain substantially unchanged.

454-26-S.

PETITIONER—Emor Realty Corporation, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—9-11-13 East 59th street, Manhattan.

APPEARANCES—

For Petitioner: Otis E. Kurth, Edward P. O'Reilly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Connell and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(454-26-S)

WHEREAS, Emor Realty Corp., lessee, filed, May 21, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner and decision of the superintendent of buildings, affecting premises 9-11-13 East 59th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 5, 1925 (Order No. 86242-LD), reads:

"1. Remove the substandard fire-escape on the north-east end of the building or reconstruct same as per 274 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted May 9, 1924. Among the defects noted are the following: 1. Windows on course not fireproof, self-closing. 2. Connecting stairs are not 60 degrees. 3. No stairway top balcony to roof. 4. No drop ladder in guides from lowest balcony to ground. 5. No safe egress from termination.

"2. Arrange the fire escape on the northwest end of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of the Sec. 271 of the Labor Law."

and

WHEREAS, the decision of the superintendent of buildings, rendered in acting on request for certificate of occupancy, reads:

"Arrange fire escape on northwest end of building \* \* \* so that same comply with provisions of Sec. 273-274 of labor law. \* \* \* Remove substandard fire escape on east and rear. \* \* \*";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 75 ft. by 100 ft. in area at 1st story, and 75 ft. by 75 ft. in area above; OCCUPIED: 1st story, stores, 8 persons; 2nd story, manufacture of ladies dresses, 7 persons; 3rd story, studio and offices, 7 persons; 4th story, four studios, 4 persons; 5th story, 6 studios, 4 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at opening, a substandard fire escape on the rear at east end of the building, a fire escape on the rear at center of the building, having fireproof openings along the course thereof, extending from top story to the 2nd story balcony on the same level and connected with the roof of 1st story rear extension; a gooseneck ladder from top story balcony to roof, no legal means of egress from termination of rear fire escapes; ROOFS of adjoining buildings: 11 ft. lower at east, 22 ft. higher at west; and

WHEREAS, the petitioner proposes to maintain the balconies and stairways of the sub-standard party wall fire escape at rear east, in a safe unobstructed condition in lieu of complying with Item No. 1 of fire department Order No. 86242-LD; the petitioner contends as to Item No. 2 of the order, that there is no safe means of egress from main roof; that the rear fire escape at centre of building is provided with a gooseneck ladder from top balcony to roof; that egress from the termination may be had over roof of 1st story rear extension to roof of adjoining extension at east, a fixed iron ladder from the latter roof to a brick passageway leading direct to the street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the existing fire escapes on the 2nd, 4th and 5th stories of Nos. 9-11-13 East 59th street shall be connected continuously as on the 3rd floor; that a balcony with not more than 60-degree stairs shall be provided from the top balcony to the roof; that all windows on the course of the fire escape shall be made fireproof; and that an iron bridge from the present 2nd story balcony of No. 9 shall be provided to the adjoining one-story extension to the east; and *granted* only so long as conditions as to occupancy and use remain otherwise unchanged.

508-26-S.

PETITIONER—Crocker National Fire Prevention Engineering Co., for Ledom Realty Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—68-72 Church street, Manhattan.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(508-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Ledom Realty Co., lessee, filed, June 3, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 68-72 Church street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 3, 1926 (No. 94156-LD), reads:

"1. Enclose the interior stairway at south side of building serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to and including the bulkhead on roof, constructed as per Section 271 of the Labor Law. \* \* \*";

and  
WHEREAS, the building is non-fireproof, 5 stories in height, 4 ft. 2 in. by 50 ft. 2 in. in area; OCCUPIED: 1st story, store; 2nd story, office, 30 persons; 3rd story, shipping room, 6 persons; 4th story, manufacture of insulators, 13 persons; 5th story, storage only; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed partly in plastered partitions and partly in wooden partitions up to the 4th story, open at 5th story, with fireproof doors at 1st and 4th stories and wooden doors at 3rd and 4th stories at openings; two fire escapes, (one on each street front of the building), having fireproof openings along the course thereof, extending from top story to the 2nd story and drop ladder to sidewalk; ROOFS of adjoining buildings: 7 ft. in. higher at south; 5 ft. 6 in. higher at west; and

WHEREAS, the petitioner claims that a similar order to enclose the interior stairs was issued by the State Labor department in 1916; at that time the building was provided with only one standard fire escape; by agreement, the owner constructed another standard fire escape and the Labor Department dismissed the order; furthermore, the petitioner contends that the occupancy is small and the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a standard labor law fire escape shall be provided at the extreme easterly end of the building on the Essex street front, and that a standard labor law fire escape shall be constructed and maintained approximately in the center of the building on the Church street front; and only so long as conditions as to use and occupancy remain substantially unchanged.

3-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Charles Sussman, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1584-1586 Fulton street, Brooklyn.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(513-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Barney Klinghoffer & Son, owners, filed, June 5, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 1584-1586 Fulton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 4, 1925 (No. 86183-LD), reads:

"1. Arrange the exterior screened stairway on the west side of building and the openings leading thereto, so that same are in compliance with the provisions of Section 268 of the Labor Law.

"Among the defects noted are the following:

"No stairway from 3rd story balcony to roof.";

and

WHEREAS, the building is non-fireproof, 3 stories in height, 40 ft. by 100 ft. in area; OCCUPIED: 1st story, stores; 2nd story, manufacture of clothing, 23 persons; 3rd story, ballroom; EXITS: an interior wooden stairway, extending from the 1st story to top story, enclosed in non-fireproof partitions with wooden doors at openings; an exterior screened stairway on the west side of the building, having fireproof openings along the course thereof, extending from top story to the court level, with direct egress to the street; ROOFS of adjoining buildings: one story lower at east, two stories lower at west; and

WHEREAS, the petitioner proposes to comply with all the fire department orders with the exception of providing a stairway from 3rd story balcony to the roof; the petitioner contends that the only factory occupancy is on the 2nd story and, furthermore, there is no safe egress from the roof of the building in question.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a stairway, not greater than 60 degrees, shall be provided from the top story balcony to a balcony at the roof level.

577-26-S.

PETITIONER—William I. Hohauser, Inc., for 214 West 28th St. Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—214-218 West 28th street, Manhattan.

## APPEARANCES—

For Petitioner: William I. Hohauser.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(577-26-S)

WHEREAS, William I. Hohauser, Inc., for 214 West 28th Street Corp., lessee, filed, June 26, 1926, a petition for a variation from the requirements of the labor law as cited in



# MINUTES

decision of the superintendent of buildings, affecting premises 214-218 West 28th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 15, 1926 (re N. B. App. 160-1926), reads:

"7. Front windows on 1st, 2nd and 3rd floors should comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 14 stories in height, 49 ft. 5 in. by 88 ft. 9 in. in area; OCCUPIED as a factory building, 33 persons on each story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use large plate glass in front windows; the maximum size at 1st story, 7 ft. 0 in. by 10 ft. 0 in.; at 2nd and 3rd stories, 5 ft. 0 in. by 6 ft. 0 in.; the petitioner contends that to use smaller panes of glass would greatly reduce the rental value.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the 1st, 2nd and 3rd stories in the street front of the building, *on condition* that the openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

621-26-S.

PETITIONER—Henry I. Oser, for 307 West 38th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—307-317 West 38th street and 308 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Guilfoyle and Deputy Chief

Martin ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(621-26-S)

WHEREAS, Henry I. Oser, for 307 West 38th Street, Inc., owner, filed, July 15, 1926, a petition for a variation from the requirements of the labor law, as cited in decision of the superintendent of buildings, affecting premises 307-317 West 38th street and 308 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 12, 1926 (re N. B. 751-1925), reads:

"4. Windows at 1st and 2nd stories front should comply with the provisions of Section 264 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the proposed building is fireproof, 18 stories in height, 150 ft. by 88 ft. 9 in. in area, fronting on 38th street, and 25 ft. by 98 ft. 9 in. in area, fronting on 39th street; OCCUPIED as a factory building, 150 persons on each story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use large plate glass in windows on both street fronts; the maximum size at 1st story, 11 ft. 6 in. by 6 ft. 6 in.; at 2nd story, 9 ft. 2 in. by 7 ft. 0 in.; the petitioner contends that the windows are for the display of merchandise and to install smaller lights would defeat their purpose and greatly reduce the rental value.

*Resolved*, that the board of standards and appeals hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the windows on the 1st and 2nd stories on the 38th street front, and windows of the 1st story on the 39th street extension, *on condition* that the openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

629-26-S.

PETITIONER—David I. Seiffer, for Ricka Seiffer, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—261 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Edward D. Newman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Walsh, Commissioners Connell and Guilfoyle and Deputy Chief

Martin .....

Absent: Commissioner Holland .....

THE RESOLUTION:

(629-26-S)

WHEREAS, David I. Seiffer, for Ricka Seiffer, lessee, filed, July 20, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 261 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 6, 1926 (No. 95868-LD), reads:

"2. Extend the interior stairway at the north side of building to the roof, as per Sec. 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. by 100 ft. in area at 1st story and 25 ft. by 50 ft. in area above; OCCUPIED: 1st story, store; 2nd story, manufacture of caps, 10 persons; 3rd story, manufacture of dresses, 12 persons; 4th story, manufacture of clothing, 10 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from 1st story to top story, enclosed in non-fireproof partitions with fireproof doors at openings, a sub-standard fire escape on the rear of the building; a fire escape on the front of the building, having fireproof openings along the corner thereof, extending from top story to 2nd story and counterbalanced stairs to sidewalk; ROOFS of adjoining buildings: 9 ft. 0 in. higher at north, same level at south; and

WHEREAS, the petitioner proposes to provide a counterbalanced scuttle on roof, with a double-rung iron ladder from top story, leading to such scuttle; the petitioner contends that the extension of interior stair to roof would be expensive and cause extensive alterations due to the location of toilets and plumbing pipe lines.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

APPLIANCES SUBMITTED FOR APPROVAL

860-24-SA.

PETITIONER—Monarch Equipment Company, owner.  
SUBJECT—Approval of Monarch Domestic Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.



# MINUTES

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(860-24-SA)

WHEREAS, the Monarch Equipment Co. filed, June 27, 1924, a petition to the board of standards and appeals for approval of their device known as the Monarch Domestic Fuel Oil Burner, and

WHEREAS, the petitioner failed to complete his papers, though duly notified to do so.

*Resolved*, that the petition be and hereby is *dismissed* for lack of prosecution.

84-23-SA.

PETITIONER—Universal Gas Producer Distributing Corp., owner.

SUBJECT—Approval of Universal G. P. O. Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(1484-23-SA)

WHEREAS, Philip J. Sinnott filed, December 17, 1923, a petition to the board of standards and appeals for approval of their device known as the Universal G. P. O. Burner;

WHEREAS, the petitioner failed to complete his papers, though duly notified to do so.

*Resolved*, that the petition be and hereby is *dismissed* for lack of prosecution.

54-23-SA.

PETITIONER—American Oil Burner Corporation, owner.

SUBJECT—Approval of Domestic Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(544-23-SA)

WHEREAS, the American Oil Burner Corp. filed, May 3, 1923, a petition to the board of standards and appeals for approval of their device known as the American Oil Burner;

WHEREAS, the petitioner failed to complete his papers, though duly notified to do so.

*Resolved*, that the petition be and hereby is *dismissed* for lack of prosecution.

95-25-SA.

PETITIONER—Westinghouse Electric and Manufacturing Company.

SUBJECT—Approval of Westinghouse Electric Manufacturing Voltmeters and Milliammeters, Type BA, CA.

APPEARANCES—

For Petitioner: M. A. Zeek.

For Administration: Inspector Mulligan of fire department.

ACTION OF BOARD—Petition approved in accordance with report of chief of bureau of fire prevention.

## THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(1310-25-SA)

WHEREAS, the Westinghouse Electric and Manufacturing Co. filed, November 19, 1925, a petition to the board of standards and appeals for the approval of their device known as the Westinghouse Type B A and C A Volt and Milliammeters; and

WHEREAS, the matter was referred to the fire commissioner for test and report; and the report of the bureau of fire prevention, dated October 5, 1926, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Westinghouse Type B A and C A Volt and Milliammeters for use on fire alarm control panels when installed in accordance with the recommendation of the report of the inspector of the fire prevention bureau submitted with the recommendation of the chief of the bureau.

581-26-SA.

PETITIONER—E. B. Latham & Company.

SUBJECT—Summerheat Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(581-26-SA)

WHEREAS, the E. B. Latham & Co. filed, June 28, 1926, a petition to the board of standards and appeals for the approval of their device known as the Summerheat Oil Burner; and

WHEREAS, the committee of the board tested this device in operation at 550-552 Pearl street, Manhattan, and recommended the device.

*Resolved*, that the board of standards and appeals hereby *approves* the device for use with Grade A and Grade B fuel oil for domestic and commercial installations when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

957-22-SA.

PETITIONER—Briggs Engineering, Inc.

SUBJECT—Approval of Burnwell Mechanical Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

## THE RESOLUTION:

(957-22-SA)

WHEREAS, the Briggs Engineering Co., Inc., filed, July 17, 1922, a petition to the board of standards and appeals for approval of their device known as the Burnwell Mechanical Burner; and



# MINUTES

WHEREAS, a committee of the board inspected this device in operation at premises 220 25th street, Brooklyn, and recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* of the device known as the Burnwell Mechanical Burner, *on condition* that an automatic control for shutting off the oil in the event of break in the tubing must be installed and maintained in each instance and that the burner be installed in conjunction with mechanical equipment required by the fuel oil rules of the board of standards and appeals.

451-26-SA.

PETITIONER—J. S. & J. F. String, Inc.

SUBJECT—Vesta Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief

Martin ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(451-26-SA)

WHEREAS, J. S. & J. F. String, Inc., filed, May 20, 1926, a petition with the board of standards and appeals for approval of the device known as the Vesta Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1037 East 4th street, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Vesta Oil Burner for use with Grades A and B fuel oil in domestic and commercial installations when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

382-26-SA.

PETITIONER—Grant Oil Burner Corp.

SUBJECT—Approval of Grant Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief

Martin ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(382-26-SA)

WHEREAS, Grant Oil Burner Corp. filed, May 3, 1926, a petition with the board of standards and appeals for approval of the device known as the Grant Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1720 Avenue J, Brooklyn, and recommended the approval of the same.

*Resolved*, that the board of standards and appeals does hereby *approve* the Grant Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations, when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

19-25-SA.

PETITIONER—William F. Doyle.

SUBJECT—Approval of Winslow Industrial Burner & Pump Unit.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell and Guilfoyle and Deputy Chief

Martin ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(19-25-SA)

WHEREAS, William F. Doyle filed, January 7, 1925, a petition with the board of standards and appeals for approval of the device known as the Winslow Industrial Burner and Pump Unit; and

WHEREAS, a committee of the board inspected this device in operation at premises 1325 East 19th street, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Winslow Industrial Burner for use in low pressure commercial plants, including apartment houses, for heating service, when burner is installed and maintained in accordance with the fuel oil rules of the board of standards and appeals and when a qualified attendant is constantly on the premises.

161-26-SA.

PETITIONER—Petroleum Heat and Power Company.

SUBJECT—Approval of Petro Domestic Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell and Guilfoyle and Deputy Chief

Martin ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(161-26-SA)

WHEREAS, the Petroleum Heat and Power Co. filed, February 25, 1926, a petition with the board of standards and appeals for approval of the device known as the Petro Domestic Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1157 Elmore place, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Petro Domestic Burner for use with Grade A and Grade B fuel oil for domestic and commercial installations, when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

632-26-SA.

PETITIONER—Arcoil Heat Machine Company.

SUBJECT—Arcoil Heat Machine, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell and Guilfoyle and Deputy Chief

Martin ..... 4

Negative ..... 0

Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(632-26-SA)

WHEREAS, the Arcoil Heat Machine Co. filed, July 1, 1926, a petition with the board of standards and appeals for approval of the device known as the Arcoil Heat Machine; and

WHEREAS, a committee of the board inspected this device in operation at premises 438 Grand avenue, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Arcoil Heat Machine for use with Grade A fuel oil for domestic and commercial installations, when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.



# MINUTES

1105-22-SA.

PETITIONER—Charles D. Haven.

SUBJECT—Approval of Combustion Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(1105-22-SA)

WHEREAS, Charles D. Haven filed, September 9, 1922, a petition with the board of standards and appeals for approval of the device known as the Combustion Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1283 Jefferson avenue, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Combustion Oil Burner for use with Grade A fuel oil in domestic and commercial installations, when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

1162-24-SA.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Fuel Oil Burner Engineering Co.

SUBJECT—Approval of Hart Automatic Fuel Oil Burner.

APPEARANCES—

For Petitioner: Mr. Herman E. Horwood.

ACTION OF BOARD—Petition approved

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(1162-24-SA)

WHEREAS, the Croker National Fire Prevention Engineering Co. filed, September 23, 1924, a petition with the board of standards and appeals for approval of the device known as the Hart Automatic Fuel Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 416 Grant avenue, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Hart Automatic Fuel Oil Burner for use with Grade A and Grade B fuel oil, for domestic installation, on condition that the burner is equipped with an anti-syphon device in every installation of this burner operating direct from the storage tank at a higher level than the burner, and also *on condition* that the installation and maintenance shall be in accordance with the fuel oil rules of the board of standards and appeals.

745-26-SA.

PETITIONER—Re-Ly-On Oil Burners, Inc., owner.

SUBJECT—Approval of Re-Ly-On Oil Burners.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(745-26-SA)

WHEREAS, the Re-Ly-On Oil Burners, Inc., filed, September 3, 1926, a petition with the board of standards and appeals for approval of the device known as the Re-Ly-On Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 43 Waldorf court, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Re-Ly-On Oil Burner for use with Grade A and Grade B fuel oil in domestic installations, *on condition* that the mechanical equipment in each installation shall be in accordance with the fuel oil rules of the board of standards and appeals.

1444-23-SA.

PETITIONER—Tate-Jones & Co., Inc.

SUBJECT—Approval of the Tate-Jones No. 6 Industrial Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners  
Connell and Guilfoyle and Deputy Chief  
Martin ..... 4  
Negative ..... 0  
Absent: Commissioner Holland ..... 1

THE RESOLUTION:

(1444-23-SA)

WHEREAS, Tate-Jones & Co., Inc., filed, December 7, 1923, a petition with the board of standards and appeals for approval of the device known as the Tate-Jones No. 6 Industrial Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises of the Edison Co., Lorimer street, between Marcy avenue and Harrison avenue, Brooklyn, and recommended the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the Tate-Jones No. 6 Industrial Burner for industrial use and operation only with Grade A fuel oil, when installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

Adjourned 6.05 p. m.

WILLIAM J. O'GORMAN, Secretary.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 53-21-SA—Angle Hose Valve, approval of.  
 1372-21-SA—Ford Fire Line Reducing Valve, approval of.  
 357-22-SA—Quinn Acme Crude Oil Burner, approval of.  
 392-22-SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.  
 447-22-SA—Howard Water Pressure Reducing Devices, approval of.  
 610-22-SA—Crocker Gas Valve, approval of.  
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
 1104-22-SA—Dean Fuel Oil Pump, approval of.  
 1173-22-SA—Anti-Syphon Valve, approval of.  
 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.  
 1249-22-SA—Coen Oil Burner, approval of.  
 1274-22-SA—Rodriguez Oil Burner, approval of.  
 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.  
 1526-22-SA—Delaney Fuel Oil Burner, approval of.  
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
 124-23-SA—Master Gas Shut-Off Valve, approval of.  
 125-23-SA—Packless Gas Shut-Off Valve, approval of.  
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.  
 297-23-SA—"Automatic" Deluge Valve, approval of.  
 345-23-SA—Cornell Falat Oil Burner, approval of.  
 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.  
 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.  
 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 443-23-SA—Automatic Gas Shut-Off, approval of.  
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 888-23-SA—Lewis Oil Burner, approval of.  
 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 959-23-SA—Hydro Carbon Oil Burner, approval of.  
 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.  
 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 1176-23-SA—Ziegler Oil Burner, approval of.  
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 654-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.



# RESERVE CALENDAR

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
1345-25-SA—Safe Fire Oil Burner, approval of.  
1346-25-SA—Palmer Gravity Lock, approval of.  
2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.  
91-26-SA—Signal Standpipe Alarm Panel, approval of.  
111-26-SA—Gem Fuel Oil Burner, approval of.  
113-26-SA—Orr Fuel Oil Burner, approval of.  
123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.  
167-26-SA—Johnson Automatic Oil Burner, approval of.  
187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
298-26-SA—Aladdin Oil Burner, approval of.  
340-26-SA—Shaw Oil Burner, approval of.  
353-26-SA—Signal Weatherproof Bells, approval of.  
364-26-SA—Kork-n-Seal; approval of.

397-26-SA—Worthington Triplex Vertical Power Pump, approval of.  
407-26-SA—Chalmers Oil Burner, approval of.  
418-26-SA—Film Inspection Machine (approved type), approval of.  
484-26-SA—Protectoseal Cover, approval of.  
504-26-SA—Rayfield Oil Burner, approval of.  
534-26-SA—Soconv Industrial Type "A" Burner, approval of.  
542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.  
560-26-SA—Franklin Domestic Oil Burner, approval of.  
597-26-SA—Baldwin Aerifactor Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## RULES

### COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 1, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RULES

## PROPOSED AMENDMENTS TO FUEL OIL RULES

### FUEL OIL RULES

#### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924.

##### Rule 1. Definition.

The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

##### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

##### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

##### (d) Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.

(f) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

##### Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

##### Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth:

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

##### Rule 4A. Location, Protection and Capacity of Tanks for the Storage of Grade A Fuel Oil.

###### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

###### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

###### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# RULES

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Rule 4B. Location, Protection and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be complete encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand (10,000) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.



# RULES

(e) Diameter and Spacing of Rivets.  
Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{3}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces: in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.



# RULES

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks for the Storage of Fuel Oil.

### Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

### Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted; except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in. of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with



# RULES

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9A. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size

containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 9B. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11A. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.



# RULES

## Rule 13. General Devices for Grade A Fuel Oil.

- (a) Devices which are subject to breakage and escape of oil shall be prohibited.
- (b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings or more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Grade B Fuel Oil.

- (a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.
- (b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.
- (c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.
- (d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

## Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

- (a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device when installed may generate.
- (b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

- (a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire retarding material; the ceiling except it be of fireproof construction shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 21. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 22. Use of Grade A or Grade B Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

(d) These Rules shall take effect immediately.



PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	102
		Dismissed .....	55
Cases filed up to and including October 27, 1926....	870	Denied .....	233
		Granted .....	670
Restored to calendar.....	75	Granted on condition.....	33
		Appliances approved .....	30
		Appliances dismissed, disapproved or withdrawn....	0
		Rules approved .....	0
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen .....	209	Requests to reopen granted .....	186
Requests to amend.....	39	Requests to reopen denied .....	18
Requests for modification .....	32	Requests to amend granted.....	37
Requests to rescind .....	5	Requests to amend denied .....	2
Requests for extension of time.....	17	Requests for modification granted .....	28
Requests for extension of permit .....	30	Requests for modification denied .....	4
Requests for mechanical installations .....	1	Requests to rescind granted .....	5
Requests for approval of plans.....	13	Requests to rescind denied .....	0
Administrative requests.....	1	Requests for extension of time granted .....	17
Requests for interpretation.....	0	Requests for extension of time denied .....	0
		Requests for extension of permit granted .....	29
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved .....	13
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn.....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
Total .....	2035	Total.....	1473
Disposed of .....	1473		
Cases pending October 27, 1926.....	562		

WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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NEW *Monday*

# BULLETIN

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, November 3, 1926, at 10 a. m.

Minutes of Regular Meeting, November 3, 1926, at 2 p. m.

Fire Escape Rules.

Fuel Oil Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 9, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 16, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET.

*New Cases Filed for Week Ending November 3, 1926.*

Cal. No.	Department.	Premises Affected.
895-26-A.....	B.B.B.	..464 Watkins st., Bklyn., Decision
894-26-BZ.....	T.H.D.	..1308-1310 Eastern pkwy., Bklyn., Alt. 799-1926
893-26-S.....	F.D.	....205-219 W. 39th st., Man., L. D. 83351
892-26-S.....	F.D.	....205-219 W. 30th st., Man., L. D. 83350
891-26-SA.....	F.D.	....Remington Oil Burner, Appliance
890-26-SA.....	B.B.M.	..Pyrolithic Floor and Ceiling Construction, Material
889-26-BZ.....	B.B.M.	..8-10 E. 2nd st., Man., N. B. 503-1926
888-26-A.....	T.H.D.	..W.S. of 18th st., 250 ft. No. of Ave. I, Bklyn., N. B. 691-26
887-26-A.....	F.D.	....402-410 E. 90th st., Man., Alt. 1835-1926
886-26-A.....	F.D.	....29 East End ave., Man., F. 99730-99729
885-26-BZ.....	F.D.	....S.E. Cor. Fresh Pond rd. and Hemlock rd., Ridgewood, Q., Alt. 1039-1925
884-26-A.....	F.D.	....26-40 Tiffany pl., Bklyn., F. 99499
883-26-BZ.....	B.B.Q.	..N.W. Cor. of Cooper ave. and 73rd ave., Glendale, Q., N. B. 18092-1926
882-26-A.....	F.D.	....132-15 120th st., So. Ozone Park, Q., N. B. 2043-1926
881-26-A.....	B.B.B.	..1995-2003 Bedford ave., Bklyn., Certificate of Occupancy
880-26-BZ.....	B.B.Bx.	..N.E. Cor. of Clarke pl. and Jerome ave., Bx., N. B. 2646-1926
879-26-BZ.....	B.B.Q.	..60-71 Madison st., Ridgewood, Q., N. B. 9696-1926
878-26-BZ.....	B.B.B.	..107-115 Crown st., Bklyn., Applic. 11395-1926
877-26-S.....	F.D.	....305 Palmetto st., Bklyn., L. D. 97698
876-26-A.....	F.D.	....9130 113th st., Richmond Hill, Q., Alt. 1403-1926
875-26-S.....	F.D.	....256 Grand st., Man., L. D. 86698
874-26-A.....	F.D.	....247-249 W. 48th st., Man., Order 565-1926
873-26-A.....	B.B.M.	..21 E. 40th st. (7th Fl.), Man., Viol. 366-1926
872-26-BZ.....	B.B.B.	..1261-1271 Gravesend ave., Bklyn., Applic. 19268-1925
871-26-S.....	F.D.	....55 W. 45th st., Man., L. D. 76188

## Restored to Calendar.

472-26-S.....	F.D.	....36 East 8th st., Man., L. D. 90647
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## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY, NOVEMBER 9, 1926, AT 2 P. M.

### Building Zone Cases.

528-26-BZ.	APPLICANT—David L. Malbin, for Oscar E. Hayman, owner. PREMISES—2150-2176 Gravesend avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
565-26-BZ.	APPLICANT—Henry J. Nurick, for Eyess Realty Corp., owner. PREMISES—281-289 Brooklyn avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.
520-26-BZ.	APPLICANT—Jacob Lubroth, Inc., for Charles Fineman, owner. PREMISES—Northeast corner of Vineland avenue and Journeyay avenue, Staten Island, Richmond. APPLICATION, under section 7g of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline selling station.
603-26-BZ.	APPLICANT—Emil Guterman, for John Ballschuss and Osmar Ballschuss, owners. PREMISES—22016 Merrick road, Springfield, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline selling station.
621-25-BZ.	APPLICANT—McCooey and Conroy, for D. Tedesco, owner. PREMISES—63-67 New York avenue, Brooklyn. APPLICATION, under sections 7a-b-c of the building zone resolution, TO PERMIT the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied).
712-26-BZ.	APPLICANT—Thomas J. McCabe, for Philip H. Reid, owner. PREMISES—2211 Emmons avenue, Brooklyn.



# CALENDAR

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a gasoline selling station.

726-26-BZ.

APPLICANT—John J. Mackey, for Hyman Grobelsky and Harry Slater, owners.

PREMISES—4806-4810 New Utrecht avenue, Brooklyn.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of an extension used for business purposes.

762-26-BZ.

APPLICANT—John DeHart, for Ernest J. Coates, owner.

PREMISES—140 Remsen street, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a business building.

705-26-BZ.

APPLICANT—Hannah E. Plant and Geo. Robinson, owners.

PREMISES—430-436 East 21st street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building with stores on the first story.

## NOVEMBER 9, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

169-26-A—607-611 West 47th street, Manhattan.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

339-26-A—212-216 West 48th street, Manhattan.

462-26-A—237 East Fordham road, The Bronx.

596-26-A—52-54 West 13th street, Manhattan.

613-26-A—136-146 West 52nd street, Manhattan.

630-26-A—150 Third avenue, College Point, Borough of Queens.

631-26-A—438 Grand avenue, Brooklyn.

638-26-A—32-44 Hamilton avenue, Brooklyn.

763-26-A—4095-4139 Ninth avenue, Manhattan.

789-26-A—229-231 West 42nd street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 9, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1425-24-BZ—Application, May 11, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Charles Milgrim, owner, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board); premises 231 West 74th street, Manhattan.

CAL. NO. 593-26-BZ—Application, July 7, 1926, under section 21 of the building zone resolution, of Daniel Campbell, Jr., architect, on behalf of Dualboro Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 62-64-66 Northern boulevard, Flushing, Borough of Queens.

CAL. NO. 604-26-BZ—Application, July 10, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of H. W. Olson and C. W. Otto, lessees, to permit in a business use district the installation and maintenance of a gasoline selling station; premises 641-645 Gun Hill road, northeast corner of Olinville avenue, The Bronx.

CAL. NO. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

CAL. NO. 633-26-BZ—Application, July 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Miriam Young, owner, to permit in a residence district the erection and maintenance of a building for store purposes; premises 1883 Marmion avenue, The Bronx.

CAL. NO. 606-26-BZ—Application, July 12, 1926, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Mary A. Klug, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445-449 East 189th street, The Bronx.

CAL. NO. 607-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Joseph B. Lynch, applicant, on behalf of Leo F. Gieberick, owner, to permit in a residence district the erection of a garage for the storage of more than five (5) motor vehicles; premises 502-518 Avenue W and 2341-2351 East 5th street, Brooklyn.

CAL. NO. 1266-25-BZ—Application, December 9, 1925, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Louis J. Block, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 668-672 New Lots avenue, southwest corner of Jerome street, Brooklyn.

CAL. NO. 574-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Menlo Building Co., owner, to permit the extension from an



# CALENDAR

unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 3510 Webster avenue, The Bronx.

CAL. NO. 605-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Kramer and Kleinfeld, applicants, on behalf of Daniel Buonocore, owner, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 1767-1779 84th street, Brooklyn.

CAL. NO. 643-26-BZ—Application, July 23, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Breskap Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy in part, of the first story from residence use to a business use; premises 2850 Grand Concourse, northeast corner of East 198th street, The Bronx.

CAL. NO. 725-26-BZ—Application, August 23, 1926, under section 21 of the building zone resolution, of Brown Rolston, architect, on behalf of Pie Bakeries of America, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of 2nd street, 170 ft. 9 in. east of Fourth avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 9, 1926, 2 P. M.

### *Petitions for Variations.*

- 497-26-S—34 East 30th street, Manhattan.
- 637-26-S—157-159 West 22nd street, Manhattan.
- 494-26-S—119-127 West 41st street and 116-120 West 42nd street, Manhattan.
- 129-26-S—365 First avenue, Manhattan.
- 652-26-S—48-56 West 37th street, Manhattan.
- 653-26-S—108-112 West 39th street, Manhattan.
- 472-26-S—36 East 8th street, Manhattan.
- 495-26-S—103 West 37th street and 635-643 Sixth avenue, Manhattan.
- 636-26-S—19-27 East 45th street, Manhattan.
- 674-26-S—150-154 West 28th street, Manhattan.
- 688-26-S—160-162 East 56th street, Manhattan.
- 689-26-S—257-261 West 38th street, Manhattan.
- 690-26-S—237-241 Sheffield avenue, Brooklyn.
- 701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.
- 723-26-S—1-13 Sterling place, Brooklyn.

## CALL OF CLERK'S CALENDAR

### TUESDAY, NOVEMBER 16, 1926, AT 2 P. M.

#### *Building Zone Cases.*

- 473-26-BZ
- APPLICANT—Old Colony Engineering Co., Inc., owner.
- PREMISES—1832-1840 Ocean avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories.

647-26-BZ

APPLICANT—Levy and Berger, for Shula Weiman, owner.

PREMISES—327 Kosciusko street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of the first story for business (store) purposes.

659-26-BZ

APPLICANT—Michael Schneideman, for Aaron Schneiderman, owner.

PREMISES—Northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

660-26-BZ

APPLICANT—J. M. Felson, for Felco Realty Co., owner.

PREMISES—West side of Sheridan avenue, 198.22 ft. south of East 158th street, The Bronx.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

676-26-BZ

APPLICANT—James P. Whiskeman, for Irving Robinson, owner.

PREMISES—1313-1321 Jerome avenue, The Bronx.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

724-26-BZ

APPLICANT—Chester Baffa, for John Franzese, owner.

PREMISES—Northwest corner of Orchard street and Gaylord avenue, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "F" area district the erection of a building without the setback required by the zone resolution.

853-26-BZ

APPLICANT—Hugo E. Magnuson, for William Peat, owner.

PREMISES—416-426 West 204th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an ice manufacturing plant.

910-25-BZ

APPLICANT—James A. Higgins, for Anthony Giura, owner.

PREMISES—1421-1425 65th street, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,



# CALENDAR

TO PERMIT in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

## NOVEMBER 16, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.  
 583-26-A—19 East 12th street, Manhattan.  
 686-26-A—282-296 East 134th street, The Bronx.  
 696-26-A—771 Third avenue, Brooklyn.  
 700-26-A—238-244 King street (Warehouse No. 252, Clinton Wharf), Brooklyn.  
 708-26-A—Erie Basin Breakwater—2,200 ft. west of Columbia street, Brooklyn.  
 722-26-A—97-99 First avenue, Long Island City, Borough of Queens.  
 9-26-A—103-109 North 3rd street, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 16, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.  
 CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.  
 CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Syndicate, Inc., owner, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.  
 CAL. NO. 778-26-BZ—Application, September 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Jatison Construction Co., owner, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 101-109 East 78th street and 883-887 Park avenue, Manhattan.  
 CAL. NO. 717-26-BZ—Application, August 19, 1926, under sections 7c and 21 of the building zone resolution, of John Eberson, architect,

on behalf of Laemmle Building Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building; premises 4515-4527 New Utrecht avenue, northeast corner of 46th street, Brooklyn.

CAL. NO. 646-26-BZ—Application, July 26, 1926, under sections 7c and 21 of the building zone resolution, of Arthur B. Walsh, applicant, on behalf of 510 Park Avenue Corp., owner, to permit in a residence district the conversion of occupancy of part of the first story from a conforming use to a business use; premises 508-518 Park avenue, Manhattan.

CAL. NO. 685-26-BZ—Application, August 5, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 165th Street Arcade Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2861-2869 Bailey avenue, The Bronx.

CAL. NO. 692-26-BZ—Application, August 10, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Emil Buff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Metropolitan avenue and 127th street, Richmond Hill, Borough of Queens.

CAL. NO. 809-26-BZ—Application, October 2, 1926, under section 21 of the building zone resolution, of Harry H. Sidrowitz, applicant, on behalf of Julia Brown, owner, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 783 St. Nicholas avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 16, 1926, 2 P. M.

### *Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.  
 327-26-S—767-769 Lexington avenue, Manhattan.  
 663-26-S—225-231 West 35th street, Manhattan.  
 677-26-S—560 Seventh avenue, Manhattan.  
 684-26-S—181-185 Mercer street and 20 West Houston street, Manhattan.  
 698-26-S—247-249 West 30th street, Manhattan.  
 699-26-S—251-255 West 30th street, Manhattan.  
 733-26-S—138-144 West 25th street, Manhattan.  
 750-26-S—172 Sands street, Brooklyn.

### *Appliances Submitted for Approval.*

- 55-26-SA—Ferreira Oil Burner, approval of.  
 751-26-SA—Jones Oil Burner, approval of.

### *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.



# CALENDAR

NOVEMBER 23, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 557-26-A—656 St. Nicholas avenue, Manhattan.  
 568-26-A—6933 Exeter street, Forest Hills, Borough of Queens.  
 614-26-A—80-92 Third avenue, Brooklyn.  
 617-26-A—86-112 Hausman street, Brooklyn.  
 645-26-A—4524-4604 Second avenue, Brooklyn.  
 655-26-A—73-44 Greenway South, Forest Hills, Borough of Queens.  
 709-26-A—450-456 West 131st street, Manhattan.  
 711-26-A—175-06 88th avenue, Borough of Queens.  
 721-26-A—141-161 King street, Brooklyn.  
 742-26-A—229-231 Powell street, Brooklyn.  
 727-26-A—1367-75 Flushing avenue, Ridgewood, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 23, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 289-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of H. and S. Sonn, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 ft. east of Union avenue, The Bronx.

CAL. NO. 264-26-BZ—Application, March 27, 1926, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of 409 Central Park West Co., Inc., owner, to permit in a residence district the alteration and conversion of occupancy in part from residence to business use; premises 2430 Valentine avenue, The Bronx.

CAL. NO. 680-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Ely Moran, owner, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 95-109 Northern avenue and 92-102 Pinehurst avenue, Manhattan.

CAL. NO. 681-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Save Stations, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens.

CAL. NO. 694-26-BZ—Application, August 10, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner, to permit in a business district the erection and maintenance of

a gasoline selling station; premises 699 East Fordham road, The Bronx.

CAL. NO. 720-26-BZ—Application, August 20, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Jerome Avenue Exhibition Co., Inc., owner, to permit in a residence district the erection and maintenance of a business building; premises 11-15 West 176th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 23, 1926, 2 P. M.

## *Petitions for Variations.*

- 403-26-S—218 State street, Brooklyn.  
 665-26-S—48 John street, Manhattan.  
 666-26-S—31 East 31st street, Manhattan.  
 667-26-S—31 East 31st street, Manhattan.  
 668-26-S—31 East 31st street, Manhattan.  
 669-26-S—31 East 31st street, Manhattan.  
 670-26-S—31 East 31st street, Manhattan.  
 671-26-S—31 East 31st street, Manhattan.  
 672-26-S—31 East 31st street, Manhattan.  
 673-26-S—31 East 31st street, Manhattan.  
 719-26-S—709-711 Sixth avenue, Manhattan.  
 748-26-S—101-107 West End avenue, Manhattan.  
 760-26-S—177-179 Stagg street, Brooklyn.  
 774-26-S—11-21 St. Clair place and 608 West 130th street, Manhattan.  
 779-26-S—45 West 46th street, Manhattan.

## *Appliances Submitted for Approval.*

- 658-26-SA—Monroe Pump, approval of.  
 715-26-SA—Foster Oil Burner, approval of.  
 755-26-SA—Sundstrand Automatic Oil Burner, approval of.  
 764-26-SA—Berggren Oil Burner, approval of.  
 765-26-SA—Marr Oil Heat Machine, approval of.  
 773-26-SA—Nu-Way Burner Equipment, approval of.

NOVEMBER 30, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 170-26-A—327-335 East 29th street, Manhattan.  
 628-26-A—73-81 Stone avenue, Brooklyn.  
 650-26-A—25 Bergen street, Brooklyn.  
 710-26-A—443-455 19th street, Brooklyn.  
 714-26-A—381 Rider avenue and 384 Canal place, The Bronx.  
 728-26-A—27 Wilbur avenue, Long Island City, Borough of Queens.  
 736-26-A—245 Hunterspoint avenue (Building A), Long Island City, Borough of Queens.  
 739-26-A—245 Beverly road, Douglaston, Borough of Queens.  
 740-26-A—315 Hollywood avenue, Douglaston, Borough of Queens.  
 743-26-A—10-24 Orchard street, Long Island City, Borough of Queens.

## *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 30, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:



# CALENDAR

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 7, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

746-26-A—45 West 45th street, Manhattan.

758-26-A—461 Pearl street, Manhattan.

759-26-A—1 Madison avenue, Manhattan.

766-26-A—146 Elizabeth street and 346-354 Broome street, Manhattan.

770-26-A—68-70 William street, Manhattan.

777-26-A—168 East 95th street, Manhattan.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 7, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 14, 1926, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

BAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

446-26-S—58-64 West 40th street, Manhattan.

447-26-S—58-64 West 40th street, Manhattan.

448-26-S—58-64 West 40th street, Manhattan.

610-26-S—1351-1365 Broadway, Manhattan.

612-26-S—333 Seventh avenue, Manhattan.

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

WEDNESDAY MORNING, NOVEMBER 3, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, October 26, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, October 26, 1926, were approved as printed in the Bulletin, No. 44, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

557-26-A.

APPELLANT—James McGuire, for Slater Estates, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—656 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Meyers of fire department.

ACTION OF BOARD—Laid over to November 23, 1926, at 10 a. m.

583-26-A.

APPELLANT—William J. Russell, for Light Car Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—19 East 12th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Meyers of fire department.

ACTION OF BOARD—Laid over to November 16, 1926, at 10 a. m., on written request of appellant.

442-26-A.

APPELLANT—Frederick Mathesius, for W. A. B. Playhouse, Inc., lessee.

SUBJECT—Request to reopen, re appeal from order of fire commissioner.

PREMISES AFFECTED—137-145 West 48th street, Manhattan.

APPEARANCES—None.



# MINUTES

ACTION OF BOARD—Request to reopen withdrawn.  
THE VOTE TO WITHDRAW REQUEST TO RE-  
OPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

1349-25-A.

APPELLANT—Morris Berlin, lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—350 Keap street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of  
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1349-25-A)

WHEREAS, Morris Berlin, for Harris Goody, owner, filed, December 30, 1925, an appeal from an order of the fire commissioner, affecting premises 350 Keap street, Brooklyn; and

WHEREAS, appellant has failed to complete his papers although duly notified to do so.

Resolved, that the appeal be and it hereby is *dismissed* for lack of prosecution.

130-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Charles Cooper & Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—194 Worth street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyers of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(130-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Chas. Cooper & Co., owner, filed, February 15, 1926, an appeal from an order of the fire commissioner, affecting premises 194 Worth street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 10, 1925, reads:

"Order No. 31935-LC:

"Provide a separate and distinct system of *Automatic Sprinklers* throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 19, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, 5 stories (59 ft. 6 in.) in height, 28 ft.  $\frac{3}{4}$  in. frontage on Worth street and 26 ft. 7 in. frontage on Mulberry street by 27 ft. 4 in. in (average) depth; OCCUPIED as a chemical and drug house; 1st story, store; 2nd story, 10 persons; 3rd story, 3 persons; 4th story, stock, 1 person; 5th story, stock room, 2 persons; and

WHEREAS, the appellant contends that the quantities of chemicals and drugs carried are 10 per cent or less than that permitted in wholesale drug houses; that there is no manu-

facturing nor compounding done on the premises; furthermore, that the present business has been in operation since 1860 and now carries a smaller amount of chemicals and drugs than at any time; and that under existing conditions a sprinkler system is not necessary; and

WHEREAS, a permit has been in force on these premises since 1915 under the same use and occupancy, and the premises occupied substantially for the same use and operation for thirty years.

*Resolved*, that the board recommends the restoration of the permit by the fire department for these premises under the same conditions as existed during the issuance of same since 1915.

553-26-A.

APPELLANT—Stap Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—7-11 West 45th street, Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Meyers of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(553-26-A)

WHEREAS, Stap Co., Inc., lessee, filed, June 17, 1926, an appeal from an order of the fire commissioner, affecting premises 7-11 West 45th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 29, 1926, reads:

"Order No. 34267-LC:

"You are hereby notified that an inspection of premises \* \* \* used for the storage and use of oxygen, nitric acid, etc., shows that the following must be done before permit requested by you can be issued:

"1. Have each operator of blow-pipe or other similar device or apparatus for heating, melting or welding apply for and secure a Certificate of Fitness.";

and

WHEREAS, the building is fireproof, 17 stories (170 ft.) in height, 45 ft. by 90 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices and 25 per cent manufacturing, about 40 persons on each story; and

WHEREAS, the appellant claims that he occupies part of the 14th story for his factory, there being other independent factories on the same floor; that he carries 3 cylinders of oxygen of 220 cubic feet capacity each; that the gases used are safe and non-inflammable; the cylinders are located 20 ft. away from work benches; furthermore, the appellant contends that the necessity for individual certificates of fitness no longer exists, as the person operating the blow-pipe does not operate the oxygen regulator.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the person operating the tank and the large platinum torch shall obtain a certificate of fitness; that the tanks shall be located at the front of the building adjacent to or near an open window; that the use and occupancy of these premises shall be limited to the manufacturing jewelers' trade; and that the requirements of the labor law shall be complied with.

600-26-A.

APPELLANT—Scottish Rites Bodies of N. Y. City, owner.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—315 West 34th street and 316 West 35th street, Manhattan.



# MINUTES

## APPEARANCES—

For Appellant: Thomas Walker.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(600-26-A)

WHEREAS, Scottish Rites Bodies of New York City, owner, filed, June 30, 1926, an appeal from an order of the superintendent of buildings, affecting premises 315 West 34th street and 316 West 35th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated October 16, 1924, reads:

“Order No. 4498-1924:

“In that of erecting marquise connecting two existing marquise thereby making the marquise more than 50' long.

“You are hereby directed to remove 4' section of marquise as required by law.”;

and

WHEREAS, the building is fireproof, 8 stories in height 125 ft. by 197 ft. 6 in. in area; OCCUPIED as a fraternal organization, club and meeting place; a marquise projecting 22 ft. 9 in. outward, 12 ft. 4 in. above sidewalk has been erected on the front of the building and running 75 ft. 0 in. in length without an opening; and

WHEREAS, the appellant claims that the marquise was constructed for the protection of pedestrians; also for additional beauty and to put a 4-foot gap in the same would defeat the purpose for which it was constructed.

Resolved, that the order of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the marquise shall be equipped and provided with a hinged hatchway not less than 4 ft. in width for the entire depth from the face of the marquise to the face of the building, subdivided into three sections of two leaves each and arranged to fold back on the existing marquise; that a sign shall be painted on the underside of marquise in red letters on white background, marked “trap doors” for fire department use; that the present marquise shall not be extended or enlarged nor embrace any window on the course of any stairs, passageway or shaft; and so long as the existing use and occupancy of the premises shall remain unchanged.

615-26-A.

APPELLANT—William C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, lessee.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—416-432 East 47th street, Manhattan.

## APPEARANCES—

For Appellant: George P. Knight.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(615-26-A)

WHEREAS, William C. McTarnahan, for Petroleum Heat and Power Co., Inc., of New York, lessee, filed, July 13, and

1926, an appeal from a decision of the fire commissioner, affecting premises 416-432 East 47th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, re Alt. Application No. 666-1923, dated July 13, 1926, reads:

“Proposed additional storage of fuel oil is contrary to the resolution of the Board of Standards and Appeals under Calendar No. 549-24-A.”;

and

WHEREAS, the premises consist of a plot of ground having a frontage of 225 ft. on East 47th street and a depth of 100 ft., upon which is located a sub-station of the Petroleum Heat and Power Co. consisting of six (6) buried storage tanks, each having a capacity of 30,000 gallons of fuel oil and also a one-story fireproof pump house, approximately 18 ft. by 57 ft. in area; and

WHEREAS, under Cal. No. 549-24-A, an appeal (by the Ballard Oil Equipment Co.) permitting an installation of 6 tanks was granted by the board. The premises as now laid out indicate a tank storage arrangement of three batteries with 6 tanks to each battery. Each individual tank of 30 gallon storage capacity; and

WHEREAS, the present needs do not indicate a greater requirement than one additional battery of 6 tanks.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, permitting the installation of six additional tanks, in accordance with the conditions imposed in the resolution under Cal. No. 549-24-A, on same premises *on condition* that the storage shall be arranged in twelve (12) tanks of not more than 30,000 gallons capacity each; that the tanks shall be encased in not less than 12 in. of concrete and not less than 12 in. concrete between tanks with 2 ft. of earth-fill on top of same; that the installation shall be completed in accordance with the fuel oil rules of the board of standards and appeals; that the storage shall be restricted to oil of not less than 150 degrees flashpoint; and that the construction and installation of this plant shall be in accordance with the plans and details filed in the appeal under Cal. No. 549-24-A.

642-26-A.

APPELLANT—American Book Match Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—108-116 Lorraine street, Brooklyn.

## APPEARANCES—

For Appellant: L. T. Ralston.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(642-26-A)

WHEREAS, American Book Match Co., owner, filed, July 23, 1926, an appeal from an order of the fire commissioner, affecting premises 108-116 Lorraine street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 23, 1926 (Order No. 98347-F), reads:

“Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.”;



# MINUTES

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 200 ft. in area, divided into two areas by a firewall; OCCUPIED for the manufacture of paper matches, 20 persons; and

WHEREAS, the appellant claims that the building is equipped with an automatic sprinkler system (connected with central service-station alarm), having siamese connections on each street.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building be not increased in height or area and shall be subdivided by a wall of approved masonry with not more than one opening therein, equipped with approved automatic fire doors and that the gable walls, other than the single opening in each lavatory, shall be unpierced throughout and that all cutting machines shall be provided with an approved 2½ gallon fire extinguisher; that the premises throughout shall be equipped with a wet sprinkler system with central office connection; and so long as conditions as to occupancy and use remain substantially unchanged.

644-26-A.

APPELLANT—Joseph H. Cornell, for Ladies Malbish Arumin Society, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1 Beach 34th street, Edgemere, Borough of Queens.

APPEARANCES—

For Appellant: Joseph H. Cornell, Leo J. Uris, Mrs. Joseph Cohen, Mrs. Rosenkranz.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioner Holland and Chief Kenlon.....	3
Negative: Commissioners Connell and Guilfoyle .....	2
Absent .....	0

THE RESOLUTION:

(644-26-A)

WHEREAS, Joseph H. Cornell, for Ladies Malbish Arumin Society, owner, filed, July 26, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 1 Beach 34th street, Edgemere, Borough of Queens; and

WHEREAS, the decision of the superintendent of buildings rendered July 22, 1926, reads: (Alt. No. 2605-1926)

"SEC. 72, Par. A, requires that this building being over 20 feet in height must be a fireproof building;" and

WHEREAS, the existing building is of frame construction, two and one half stories (39 ft.) in height; OCCUPIED as a summer home for 50 boys, 12 to 15 years of age; and

WHEREAS, the appellant proposes to erect a two-story and basement L shaped extension (of brick wall, wood beams and composition flooring), 60 ft. by 25 ft. and 60 ft., irregular, in depth, with one fireproof brick enclosed stairway, extending from basement to roof and also an interior stairway enclosed with fire-retarding partitions extending from first story to second story; proposes to use the building as a summer home for 100 boys; and

WHEREAS, the appellant contends that all connections between the existing building and the proposed extension will be provided with fireproof, self closing doors; that the existing building has been occupied as a summer home for 8 years;

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

654-26-A.

APPELLANT—Ballard Oil Equipment Co., for Fordham Gardens, Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2788 Grand Concourse, Borough of The Bronx.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(654-26-A)

WHEREAS, David Kaufman, for Fordham Gardens, Inc., owner, filed, July 27, 1926, an appeal from a decision of the fire commissioner, affecting premises 2788 Grand Concourse, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated July 27, 1926, reads:

"N. B. App. No. 205-1926

"9. Top of storage tank should be located at lower level than fill level."

and

WHEREAS, the building is fireproof, 6 stories in height, 96 feet by 130 feet (irregular) in area. OCCUPIED: as an apartment house. and

WHEREAS, a fuel oil burning equipment has been installed, consisting of 3,500 gallon fuel oil storage tank (buried under the front court of the building) and a complete Ballard Automatic Oil Burning System; and

WHEREAS, appellant contends that the storage tank, having its top four (4) feet above the fill box level, rests on solid rock; that a check valve (located near the receiving end of the oil line) prevents the oil syphoning out through the fill box and that hardship would result if compelled to remove the rock and locate the tank below the level of the fill box.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

## BUILDING ZONE CASES.

606-26-BZ.

APPLICANT—John J. Dunnigan, for Mary A. Klug, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—445-449 East 189th street, The Bronx.

APPEARANCES—

For Applicant: Hugh A. McGorry.

For Opposition: Martin C. Dyer, James S. McDonough.

ACTION OF BOARD—Laid over to November 16, 1926, at 10 a. m.

289-26-BZ.

APPLICANT—Frederick J. Flynn, for H. & S. Sonn, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# MINUTES

PREMISES AFFECTED—816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 feet east of Union avenue, The Bronx.

## APPEARANCES—

For Applicant: C. R. Mullin, Frederick J. Flynn.  
For Opposition: Saul R. Alterman, Harold Weinstein, M. Seinfeld, Haskel Jacobs, Joseph A. Seidman.

ACTION OF BOARD—Laid over to November 23, 1926, at 10 a. m., for inspection by committee of board—no further argument.

516-26-BZ.

APPLICANT—Philip J. Sinnott, for Vermilyea Realty Co., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in an "F" area district the erection of an apartment house occupying an area of lot in excess of the requirements of the building zone resolution.

PREMISES AFFECTED—North east corner of West 225th street and Mosholu avenue, The Bronx.

## APPEARANCES—

For Applicant: Philip J. Sinnott.  
For Opposition: John J. Sullivan.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

131-26-BZ.

APPLICANT—M. A. Cantor, for Borough Hall Construction Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution.

PREMISES AFFECTED—135-147 East 22nd street, Brooklyn.

## APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(131-26-BZ)

WHEREAS, M. A. Cantor, for the Borough Hall Construction Company, owner, filed, February 16, 1926, an application under the building zone resolution affecting premises 135-147 East 22nd Street, Borough of Brooklyn; and

WHEREAS, applicant has failed to complete his papers although duly notified to do so;

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

78-26-BZ.

APPLICANT—Schreiber, Collins, Myers & Buchter, for Masro Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a 1½ times district and partly in a 2 times district and also in a "B" area district, the erection and maintenance of the street wall higher than that permitted by the zone resolution, and also to construct a yard less in depth than that required by the zone resolution.

PREMISES AFFECTED—264-268 West 40th street, Manhattan.

## APPEARANCES—

For Applicant: John F. Keating, John Caldwell Myers.

For Opposition: Isador Lublin.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(578-26-BZ)

WHEREAS, Schreiber, Collins, Myers and Buchter, for Masro Realty Corporation, owner, filed, June 26, 1926, an application under the building zone resolution, to permit in a 1½ times height district and partly in a 2 times height district, and also in a B area district the erection of the street wall of a building to a height in excess of the limit set by the zone resolution and, also, to permit a rear yard of a depth less than that required by the zone resolution; premises 264-268 West 40th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 3, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 8th Avenue is in a 1½ times height B area and business use district and West 40th street is in a 2 times height B area and business use district; and

WHEREAS, the decision of the superintendent of buildings rendered June 8, 1926, N. B. Applic. No. 230-1926, reads:

"1. Provide lawful yard as per Section 12 and 17 of Zoning Resolution.

"2. Building is partly in a 1½ times and partly in a 2 times district. Portion of front wall exceeds the height limits imposed by Sections 8 and 9 of the Zoning Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 20 stories in height, with a frontage of 65 feet and a depth of 98 ft. 9 in. 1st story, 88 ft. 9 in. above, to be occupied as stores and lofts; it is proposed to erect the street wall on entire front to a height of 150 ft.; and

WHEREAS, the plot on which the proposed building is to be erected is divided by the boundary line of two heights districts permitting the street wall for a portion of the plot to be erected to a height of 150 ft. and the remainder to a height of 120 ft.; and

WHEREAS, the board deemed that applicant was entitled to adjustment relief under section 21, as regards the height restriction, on the ground of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution and that the application be and it hereby is *granted*, only so far as it affects the street front of the building as to the setback requirements for a height not to exceed one hundred and fifty feet above curb level, *on condition* that the structure otherwise shall be erected in conformity with the zoning resolution requirements, setback, rear yard and area regulations; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months.



# MINUTES

634-26-BZ.

APPLICANT—William F. Doyle, for Hansom Building Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side Sherman avenue, 51 feet south of East 163rd street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Wm. Koener, Mr. Raunheim, Herman Ritschen.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION:

(634-26-BZ)

WHEREAS, William F. Doyle, for Hansom Building Corporation, owner, filed, July 21, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Sherman avenue 51 ft. south of East 163rd street, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 3, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sherman avenue is in a unrestricted business and residence district; East 163rd street is in a business district and Grant avenue is in an unrestricted business and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered, July 17, 1926, N. B. 1833-26, reads:

"Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of the Building Zone resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, 2 stories in height, with a frontage of 64 feet 0 inches and a depth of 151 feet 0 inches, to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, in view of abutting and surrounding conditions.

*Resolved* that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall not be erected higher than the existing adjoining building on the south and shall be of fireproof construction; that the gable walls shall be unpierced throughout their entire height and length; that a yard of not less than ten feet in depth for the full width of premises shall be provided and maintained at the rear; that the rear wall shall be unpierced with the exception of one doorway not less than three (3) feet six (6) inches in width, equipped with a self-closing fireproof door; that there shall be no vehicular opening on street front within thirty (30) feet of the northerly gable wall; that there shall be no roof signs erected or maintained, and no signs erected other than one pro-

jecting electric sign located on the front of the building; that any gasoline storage equipment installed shall be located at the street front at the southerly side of the structure; that the front of the building shall be finished with face brick and architectural terra cotta or stone trimmings; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1302-25-BZ.

APPLICANT—William F. Doyle, for Kay-Wei Building Corp., owner.

SUBJECT—Application for reopening, reconsideration, (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district extending slightly into a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, (previously denied).

PREMISES AFFECTED—1751-1765 67th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Mr. Assuero V. Carretta, Alderman James Kiernan, Emma Titlebaum, Anna S. Giamboi.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle	2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon	3
Absent	0

THE RESOLUTION:

(1302-25-BZ)

WHEREAS, William F. Doyle, for Kay Wei Building Corp., owner, filed, December 16, 1925, an application, under the building zone resolution, to permit in a business district extending slightly into a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles (previously denied); premises 1751-1765 67th street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 3, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 67th street is in a business district, 18th avenue is in a business district and 66th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 1, 1926 (Applic. No. 23164), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4, and 15.

"The erection of a Public Garage for more than five motor vehicles in a business district and projecting slightly into a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, 1 story in height, with a frontage of 140 ft.  $\frac{3}{4}$  in. and a depth of 141 ft. 5 in. to be occupied as a garage for more than 5 motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.



# MINUTES

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

AREA FIXED.

(302-26-BZ)

The chairman presented and read a communication from Croker National Fire Prevention Engineering Co. requesting the board to fix the area deemed affected and in which to obtain consents for the alteration and extension of a garage

for more than five motor vehicles; premises 13-15 Sumpter street, Brooklyn.

The following area was approved by the board:

Both sides of Sumpter Street and also both sides of Fulton street from Patchen Avenue to Reid Avenue; also the premises adjoining at rear and for a distance of 50 feet on either side of the side lot lines of the premises in question.

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

WEDNESDAY AFTERNOON, NOVEMBER 3, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

### PETITIONS FOR VARIATIONS.

649-26-S.

PETITIONER—Robert Teichman, for Louis Jacobs, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—197 Wooster street, Borough of Manhattan.

#### APPEARANCES—

For Petitioner: Robert Teichman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

#### THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—108-112 West 39th street, Borough of Manhattan.

#### APPEARANCES—

For Petitioner: Alfred A. Tearle.

For Administration: None.

ACTION OF BOARD—Laid over to November 9, 1926, for full vote of board.

#### THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland..... 3

Negative: Commissioner Guilfoyle..... 1

Absent: Chief Kenlon..... 1

1257-25-S.

PETITIONER—Charles P. Cole, for F. W. Hillard, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—57 Johnson avenue, Tottenville, Richmond.

#### APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

#### THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

### THE RESOLUTION:

(1257-25-S)

WHEREAS, Charles P. Cole, for F. W. Hillard, owner, filed, December 7, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 57 Johnson avenue, Tottenville, Borough of Richmond; and

WHEREAS, the petitioner has failed to complete his papers in the case although duly notified to do so.

*Resolved*, that the petition be and it hereby is *dismissed* for lack of prosecution.

1208-25-S.

PETITIONER—Ferdinand Taunnenbaum, for General Box Co., lessee.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.



# MINUTES

PREMISES AFFECTED—151-165 Kent avenue, Borough of Brooklyn.

APPEARANCES—

For Petitioner—A. J. Jallon.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(1208-25-S)

WHEREAS, Ferdinand Tannenbaum, for General Box Co., lessee, filed, November 20, 1925, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 151-165 Kent avenue, Borough of Brooklyn; and

WHEREAS, the petitioner has failed to complete his papers in the case although duly notified to do so.

*Resolved*, that the petition be and it hereby is *dismissed* for lack of prosecution.

355-26-S.

PETITIONER—Croker National Fire Prevention Engineering Company, for H. Meltzer & Sons Corporation, owner.

SUBJECT—Variation of the labor law as cited in the orders of the fire commissioner.

PREMISES AFFECTED: 380-390 Snediker avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(355-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for H. Meltzer & Sons, Corp., owner, filed, April 23, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 380-390 Snediker avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 28, 1926, reads:

"Order No. 90192-LD:

"Provide an interior stairway from 1st to 2nd story constructed as per rules 3 and 4, of the Board of Standards and Appeals, adopted July 29, 1924.

"Order No. 90194-LD:

"Arrange bars on windows on all sides of 1st story, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows, for purposes of egress, as per Sec. 272, of the Labor Law.

"Order No. 90195-LD:

"Remove the obstructions (machines) in front of doors in 1st and 2nd story, as per Sec. 272, of the Labor Law.";

and

WHEREAS, the building is fireproof, 2 stories in height, 74 ft. by 100 ft. in area; OCCUPIED for the manufacture of metal bag frames; 1st story, 15 persons; 2nd story, 50 persons; EXITS: six open exterior iron stairways, extending from the ground level to 2nd story; six areaway exits from

1st story up to ground level; ROOFS of adjoining buildings: same level at west; and

WHEREAS, the petitioner claims that the building is open on three sides; that there are four (4) unobstructed exits from the 1st story and five unobstructed exits from the 2nd story; that there is no point of any floor more than 40 ft. from an exit leading direct to the street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 90192, *on condition* that the building shall not be increased in height or area, and that the existing six (6) exterior iron stairways from the 2nd story shall be maintained; and *granted*, as to Order No. 90194, *on condition* that the six (6) existing exterior exits from 1st story shall not be reduced in number or dimension and that two (2) exits on each of the three sides of the building shall be maintained free and unobstructed; and only so long as conditions as to operation and use remain substantially unchanged; and *denied* as to Order No. 90195.

639-26-S.

PETITIONER—Samuel Rosenblum, for Latham Litho and Printing Co., lessee.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—Southwest corner of Woodside avenue and Barnett avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(639-26-S)

WHEREAS, Samuel Rosenblum, for Latham Litho and Printing Co., lessee, filed, July 22, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises on the southwest corner of Woodside avenue and Barnett avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated August 20, 1925 (Order No. 83884-LD), reads:

"1. Provide an enclosure of fireproof material around 2 interior stairways one on north side and one on south side, as per Section 270 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 3 stories in height, 162 ft. by 264 ft. in area; OCCUPIED for printing and lithographing purposes; 1st story, garage, boiler room and storage, 12 persons; 2nd story, office, press room and shipping room, 125 persons; 3rd story, photograph department, 6 persons; EQUIPPED with a sprinkler system and telegraphic communication; an accommodating open iron stairway from first story (boiler room) to 2nd story; EXITS: two interior fireproof stairways, extending from the 1st story to top story, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings: none; and

WHEREAS, the petitioner contends that the interior stairway at the south side is not a required means of exit, but is an accommodating stairs between the boiler room and shipping room; furthermore, that, in addition to the accommodating stairway, the building is provided with two fireproof enclosed stairways in accordance with the labor law.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.



# MINUTES

640-26-S.

PETITIONER—Samuel Rosenblum, for Estate of Jonas Weil, L. V. Weil, executor, owners.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—50 Bond street, Borough of Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(640-26-S)

WHEREAS, Samuel Rosenblum, for Estate of Jonas Weil, Benjamin J. Weil, et al, executors, owner, filed, July 22, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 50 Bond street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 25, 1925 (Order No. 87411-LD), reads:

"2. Arrange the fire escape at the northwest corner of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"NOTE: Among the defects noted on this fire escape are the following:

"No stairway from the lowest balcony to ground.

"No safe passageway to the street from termination.";

and

WHEREAS, the building is non-fireproof, 7 stories in height, 31 ft. 6 in. by 121 ft. in area at 1st story and 31 ft. 6 in. by 115 ft. in area above; OCCUPIED: 1st story, manufacture of paper boxes; 2nd story, meeting room; 3rd story, manufacture of caps, 18 persons; 4th story, vacant; 5th story, manufacture of glass boxes and caps, 17 persons; 6th story, manufacture of clothing, 35 persons; 7th story, manufacture of hat frames, 10 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed in non-fireproof partitions, metal-covered on both sides with No. 26 gauge; with fireproof doors at openings; a sub-standard fire escape on the front of the building; a party fire escape on the west side of the building at rear, having fireproof openings along the course thereof, extending from top story to 2nd story and drop ladder reaching yard level of No. 48, Bond street, with no legal means of egress to the street; ROOFS of adjoining buildings: 2 stories lower at east and west; and

WHEREAS, the petitioner claims that the interior stairs are enclosed with fire-resisting partitions and have been previously accepted by departments having jurisdiction: that connections to the party fire escapes on the rear of No. 55 Great Jones street were made pursuant to previous orders and the fire escape accepted by the departments on completion of the work; furthermore, the board of standards and appeals accepted the party fire escapes as a required means of exit from No. 55 Great Jones street under Cal. No. 1981-17-S; the petitioner contends that the existing exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that self-closing, fireproof doors shall be provided on each story above the first story to the existing fire escape

on the rear of No. 55 Great Jones street; that the doors on the fire escape shall be maintained accessible at all hours, equipped in accordance with the labor law, and that a drop ladder in guides shall be provided from the lowest balcony of the party wall fire escape to the yard of No. 48 Bond street with egress therefrom through plain glass openings; and that a balcony shall be provided on the lowest story of No. 50 Bond street with egress to the adjoining yard to the east, No. 340 Bowery, with egress from the yard of No. 340 Bowery through plain glass openings to the street; and granted only so long as conditions as to occupancy and use shall remain substantially unchanged.

641-26-S.

PETITIONER—Henry I. Oser, for Bas Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—2-4 West 29th street, Manhattan, and 258-260 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner—J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative .....	0
Absent: Chief Kenlon.....	1

THE RESOLUTION:

(641-26-S)

WHEREAS, Henry I. Oser, for Bas Realty Corporation, owner, filed, July 22, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings affecting premises 2-4 West 29th street and 258-260 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1926, reads:

"1. Exterior openings at 1st, 2nd and 3rd floors should comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the proposed building is fireproof, 16 stories in height, 50 ft. by 90 ft., 6 in. in area. OCCUPIED: Offices, showrooms and 25% manufacturing, 85 persons on each story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use large plate glass in front windows; the maximum size at 1st story, 4 ft. 11 in. by 8 ft.; at 2nd and 3rd story, 2 ft. by 3 ft. 3 in.; the petitioner contends that the windows are for the display of merchandise and to divide the glass into smaller sections would defeat their purpose and greatly reduce rental value.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted only so far as the windows on the street front of the three lowest stories are affected, on condition that all openings shall be equipped with approved metal frames, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

651-26-S.

PETITIONER—Schwartz & Gross, for Jatison Construction Company, Inc., owner.

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—39-43 West 37th street, Borough of Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: Alfred Tearle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(651-26-S)

WHEREAS, Schwartz & Gross, for Jatison Construction Company, Inc., owner, filed, July 27, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 39-43 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 20, 1926, N. B. Applic. No. 131-1926, reads:

"17. Windows on street front at 1st, 2nd and 3rd floors should comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 18 stories in height, 60 ft. by 98 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and 25% manufacturing, approximately 115 persons per story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways extending from the 1st story to roof, enclosed in fireproof partitions, with fire doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories in the street wall of the building, glazed with  $\frac{1}{4}$  in. thick plate glass; the maximum area of the glass on the first story being 9 ft. by 15 ft.; and on the 2nd and 3rd stories 6 ft. by 11 ft. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would detract from the architectural appearance of the building and would, also, destroy the intended use of the lower three stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the windows on the street front of the three lowest stories on condition that all openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

657-26-S.

PETITIONER—Arthur Eckstein, Inc., for The 208-210 West Thirtieth Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—208-210-212 W. 30th street, Borough of Manhattan.

## APPEARANCES—

For Petitioner: Arthur Eckstein.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(657-26-S)

WHEREAS, Arthur Eckstein, Inc., for 208-210 West 30th Street Corporation, owner, filed, July 28, 1926, a petition for variation from the requirements of the labor law, as

cited in an order of the fire commissioner, affecting premises 208-210-212 West 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 6, 1925, reads:

"Order No. 76498 L. D.

"Remove combustible articles (cigar stand) from stair enclosure, 1st story as per Rule 5 of the Board of Standards and Appeals adopted July 29, 1924.";

and

WHEREAS, the building is fireproof, 12 stories in height, 69 ft. by 100 ft. in area at 1st story and 69 ft. by 90 ft. in area above. OCCUPIED: 1st story, stores; upper stories, tenant factory (mostly manufacturing furriers), approximately 30 persons per story; EQUIPPED with a sprinkler system. EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there is a cigar stand located on the 1st story, within the easterly stairway enclosure; and

WHEREAS, petitioner contends that the cigar stand is so located, that it does not interfere with the exit; that the occupant carries a small stock of tobacco and proposes to install, within the stand, an approved liquid fire extinguisher.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

## APPLIANCE SUBMITTED FOR APPROVAL.

259-25-SA.

PETITIONER—Henry Schoenherr.

SUBJECT—Approval of Electrol Automatic Oil Burner.

## APPEARANCES—

For Petitioner: Edgar Thomas Avery.

ACTION OF BOARD—Petition reopened and resolution amended.

## THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

## THE RESOLUTION:

(259-25-SA)

WHEREAS, the Automatic Oil Burner Corporation filed March 6, 1925, a petition for approval of their device, known as the "Electrol" Automatic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at 32 Lincoln street, Flushing, Borough of Queens; and

WHEREAS, the petition was granted by the board at its meeting, June 29, 1925, approving the burner for use with Grade "B" fuel oil and petitioner requested a modification of the resolution and permission to use the burner with Grade "A" oil.

Resolved, that the board of standards and appeals does hereby approve the "Electrol" Automatic Oil Burner, in accordance with report of engineer of the board, for domestic installation, using grade "A" and grade "B" fuel oil, on condition and in conjunction with installations and equipment complying with the rules of the board of standards and appeals in all respects, except as to pilot light and control.

## RULES.

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendment to Standpipe Rules.

APPEARANCES—W. B. White, of Board of Fire Underwriters.

For Administration: Inspectors Maher and Carroll of fire department.



# MINUTES

ACTION OF BOARD—Laid over to November 16, 1926,  
at 2 P. M.

598-19-SR.

PETITIONER—Superintendent of Buildings, Manhattan.  
SUBJECT—Amendment to Rule 3 of the Fuel Oil Rules.

APPEARANCES—

For Administration: Inspectors Maher and Carroll  
of fire department.

ACTION OF BOARD—Rules adopted as amended, see  
page 1186.

THE VOTE TO ADOPT AS AMENDED—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

217-21-SR.

PETITIONER—Superintendent of Buildings, Manhattan.  
SUBJECT—Amendment to the Fuel Oil Rules as to storage  
tanks.

APPEARANCES—

For Administration: Inspectors Maher and Carroll  
of fire department.

ACTION OF BOARD—Rules adopted as amended, see  
page 1186.

THE VOTE TO ADOPT AS AMENDED—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

# RULES

## FIRE ESCAPE RULES

ADOPTED JULY 2, 1918; CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED  
MAY 9, 1924; CAL. NO. 414-24-SR.

**Rule 1.** In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if the steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto.

(c) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

**Rule 2.** A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

cupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

**Rule 3.** When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) Horizontal Bridges.—Horizontal bridges and part wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.



# RULES

## FUEL OIL RULES

### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924, and November 3, 1926.

#### Rule 1. Definition.

The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

##### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

##### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

##### (d) Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.

(f) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

#### Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

#### Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

#### Rule 4A. Location, Protection and Capacity of Tanks for the Storage of Grade A Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

##### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

##### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# RULES

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Rule 4B. Location, Protection and Capacity of Tanks for the Storage of Grade B Fuel Oil.

### 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be complete encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.

### 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.



# RULES

(e) Diameter and Spacing of Rivets.  
Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.  
In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.



# RULES

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks for the Storage of Fuel Oil.

### Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

### Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted; except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in. of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with



# RULES

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9A. Valves and Control of Flow for Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size

containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

## Rule 9B. Valves and Control of Flow for Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11A. Pumps for Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

## Rule 11B. Pumps for Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.



# RULES

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

## Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire retarding material; the ceiling except it be of fireproof construction shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 21. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 22. Use of Grade A or Grade B Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, *Chairman.*  
WILLIAM J. O'GORMAN, *Secretary.*



# PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925.....	743
Cases filed up to and including November 3, 1926....	895
Restored to calendar .....	76
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	210
Requests to amend.....	39
Requests for modification.....	33
Requests to rescind .....	5
Requests for extension of time.....	17
Requests for extension of permit .....	30
Requests for mechanical installations .....	1
Requests for approval of plans.....	13
Administrative requests.....	1
Requests for interpretation.....	0
Total .....	2063
Disposed of.....	1500
Cases pending November 3, 1926.....	563

DISPOSITION OF CASES.	
Withdrawn .....	105
Dismissed .....	59
Denied .....	238
Granted .....	3
Granted on condition.....	681
Appliances approved .....	33
Appliances dismissed, disapproved or withdrawn....	30
Rules approved .....	2
Rules disapproved or rescinded.....	0
MISCELLANEOUS ACTIONS.	
Requests to reopen granted .....	187
Requests to reopen denied .....	18
Requests to amend granted.....	37
Requests to amend denied .....	2
Requests for modification granted .....	29
Requests for modification denied .....	4
Requests to rescind granted .....	5
Requests to rescind denied .....	0
Requests for extension of time granted .....	17
Requests for extension of time denied .....	0
Requests for extension of permit granted .....	29
Requests for extension of permit denied .....	1
Requests to install granted .....	1
Requests to install denied .....	0
Plans approved .....	13
Plans disapproved .....	0
Administrative requests granted .....	0
Administrative requests denied or withdrawn....	1
Interpretations .....	0
Requests withdrawn or dismissed .....	5
Total .....	1500

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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NEW *Monday*

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

- WILLIAM E. WALSH, Chairman
- HENRY L. CONNELL
- JAMES P. HOLLAND
- JOHN GUILFOYLE
- CHIEF JOHN KENLON
- WILLIAM J. O'GORMAN, Secretary
- EDWARD V. BARTON, Chief Clerk

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.  
Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 16, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 23, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, November 9, 1926, at 10 a. m.
- Minutes of Regular Meeting, November 9, 1926, at 2 p. m.
- Fire Escape Rules.
- Fuel Oil Rules.
- Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending November 10, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
918-26-A.....	F.D.	.... 18-30 Dean st., Bklyn. F-98348-98349.
917-26-A.....	F.D.	.... 690-714 Gravesend ave., Bklyn., L. C. 57518.
916-26-A.....	F.D.	.... 122-128 West 3rd st., Man. L. C. 35306.
915-26-SA.....	F.D.	.... Dahl Vaporizing Oil Burner. Appliance.
914-26-S.....	F.D.	.... 729 Seventh ave., Man. L. D. 79674.
913-26-S.....	F.D.	.... 1543 Inwood ave., Bx. L. D. 98489.
912-26-A.....	B.B.M.	.. 38 East 53rd st., Man. Alt. 367-1924.
911-26-BZ.....	F.D.	.... S.E.C. Boston rd. & Kingsland ave., Bx. N. B. 3367-1926.
910-26-BZ.....	B.B.B.	... 2651-2671 Ocean ave., Bklyn. Applic. 19289-1926.
909-26-A.....	B.B.M.	.. 441 East 14th st., Man. N. B. 376-1925.
908-26-S.....	F.D.	.... 812-814 Greenwich st., Man. L. D. 99299.
907-26-S.....	B.B.M.	.. 327 East 119th st., Man. Alt. 1071-1926.
906-26-S.....	F.D.	.... 587-589 Eagle ave., Bx., L. D. 76582.
905-26-BZ.....	B.B.Bx.	.. 1938 Jerome ave., Bx. N. B. 2765-1926.
904-26-BZ.....	B.B.Bx.	.. 1895 Inwood ave., Bx. N. B. 2764-1926.
903-26-A.....	B.B.M.	.. 331-341 West 86th st., Man. N. B. 552-1925.
902-26-S.....	B.B.M.	.. 121-133 West 37th st., Man. N. B. 190-1926.
901-26-A.....	F.D.	.... 434 Riverdale ave., Bklyn. F-52660.
900-26-A.....	F.D.	.... 104 Harrison st., Bklyn. F-98778.
899-26-A.....	F.D.	.... 142-144 West 26th st., Man. F-98317.
898-26-A.....	F.D.	.... N.E.C. Riverdale & Van Sinder- en aves., Bklyn. F-52400.
897-26-S.....	F.D.	.... 150 Spring st., Man. L. D. 87027.
896-26-A.....	F.D.	.... 151-165 Kent ave., Bklyn. F-74986.

*Restored to Calendar.*

674-26-S.....	B.B.M.	.. 150-154 West 28th st., Man. N. B. 227-1926.
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## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan

B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 16, 1926, AT 2 P. M.**

*Building Zone Cases.*

473-26-BZ	APPLICANT—Old Colony Engineering Co., Inc., owner. PREMISES—1832-1840 Ocean avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection and main- tenance of a gasoline service station and store for automobile accessories.
647-26-BZ	APPLICANT—Levy and Berger, for Shula Weiman, owner. PREMISES—327 Kosciusko street, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the maintenance of the first story for business (store) purposes.
659-26-BZ	APPLICANT—Michael Schneideman, for Aaron Schneider- man, owner. PREMISES—Northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline selling station.
660-26-BZ	APPLICANT—J. M. Felson, for Felco Realty Co., owner. PREMISES—West side of Sheridan avenue, 198.22 ft. south of East 158th street, The Bronx. APPLICATION, under section 7b of the building zone resolution, TO PERMIT the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.
676-26-BZ	APPLICANT—James P. Whiskeman, for Irving Robinson, owner. PREMISES—1313-1321 Jerome avenue, The Bronx. APPLICATION, under section 7e of the building zone resolution, TO PERMIT partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
724-26-BZ	APPLICANT—Chester Baffa, for John Franzese, owner. PREMISES—Northwest corner of Orchard street and Gaylord avenue, Jamaica, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in an "F" area district the erection of a building without the setback required by the zone resolution.



# CALENDAR

853-26-BZ

APPLICANT—Hugo E. Magnuson, for William Peat, owner.

PREMISES—416-426 West 204th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an ice manufacturing plant.

910-25-BZ

APPLICANT—James A. Higgins, for Anthony Giura, owner.

PREMISES—1421-1425 65th street, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

## NOVEMBER 16, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

474-26-A—231-239 Borden avenue, Long Island City, Borough of Queens.

583-26-A—19 East 12th street, Manhattan.

686-26-A—282-296 East 134th street, The Bronx.

696-26-A—771 Third avenue, Brooklyn.

700-26-A—238-244 King street (Warehouse No. 252, Clinton Wharf), Brooklyn.

708-26-A—Erie Basin Breakwater—2,200 ft. west of Columbia street, Brooklyn.

722-26-A—97-99 First avenue, Long Island City, Borough of Queens.

9-26-A—103-109 North 3rd street, Brooklyn.

174-26-A—109 West 44th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 6, 1926, at 10 o'clock, in Room 1013, Municipal Building.* on the following matters:

AL. NO. 605-26-BZ—Application, July 12, 1926, under section 21 of the building zone resolution, of Kramer and Kleinfeld, applicants, on behalf of Daniel Buonocore, owner, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 1767-1779 84th street, Brooklyn.

AL. NO. 416-26-BZ—Application, May 13, 1926, under section 21 of the building zone resolution, of Charles DiSapio, applicant, on behalf of 29th Street Market, Inc., owner, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house; premises 206-208 East 29th street, Manhattan.

L. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Syndicate, Inc., owner, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 778-26-BZ—Application, September 21, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Jatison Construction Co., owner, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 101-109 East 78th street and 883-887 Park avenue, Manhattan.

CAL. NO. 717-26-BZ—Application, August 19, 1926, under sections 7c and 21 of the building zone resolution, of John Eberson, architect, on behalf of Laemmle Building Corp., owner, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building; premises 4515-4527 New Utrecht avenue, northeast corner of 46th street, Brooklyn.

CAL. NO. 646-26-BZ—Application, July 26, 1926, under sections 7c and 21 of the building zone resolution, of Arthur B. Walsh, applicant, on behalf of 510 Park Avenue Corp., owner, to permit in a residence district the conversion of occupancy of part of the first story from a conforming use to a business use; premises 508-518 Park avenue, Manhattan.

CAL. NO. 685-26-BZ—Application, August 5, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 165th Street Arcade Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2861-2869 Bailey avenue, The Bronx.

CAL. NO. 692-26-BZ—Application, August 10, 1926, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Emil Buff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Metropolitan avenue and 127th street, Richmond Hill, Borough of Queens.

CAL. NO. 809-26-BZ—Application, October 2, 1926, under section 21 of the building zone resolution, of Harry H. Sidrowitz, applicant, on behalf of Julia Brown, owner, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 783 St. Nicholas avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

**NOVEMBER 16, 1926, 2 P. M.**

## *Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.  
 327-26-S—767-769 Lexington avenue, Manhattan.  
 472-26-S—36 East 8th street, Manhattan.  
 663-26-S—225-231 West 35th street, Manhattan.  
 677-26-S—560 Seventh avenue, Manhattan.  
 684-26-S—181-185 Mercer street and 20 West Houston street, Manhattan.  
 698-26-S—247-249 West 30th street, Manhattan.  
 699-26-S—251-255 West 30th street, Manhattan.  
 733-26-S—138-144 West 25th street, Manhattan.  
 750-26-S—172 Sands street, Brooklyn.

## *Appliances Submitted for Approval.*

- 55-26-SA—Ferreira Oil Burner, approval of.  
 751-26-SA—Jones Oil Burner, approval of.

## *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 23, 1926, AT 2 P. M.**

### *Building Zone Cases.*

- 747-26-BZ.  
 APPLICANT—Norman N. Nacman, for Dora A. De-Waltoff, owner.  
 PREMISES—Southeast corner of Ridge boulevard and 87th street, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in an "E" area and also residence use district the omission of the required setback and also the occupancy of a greater portion of the lot than that permitted by the zone resolution.

- 761-26-BZ.  
 APPLICANT—Charles Kreymborg & Son, for Halpern Construction Co., Inc., owner.  
 PREMISES—1301-1307 Walton avenue and 24-32 Clarke place, The Bronx.  
 APPLICATION, under sections 7b and 7c of the building zone resolution,  
 TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store occupancy in part of first story.

- 868-26-BZ.  
 APPLICANT—Frederick J. Flynn, for 1016 Fifth Avenue Co., Inc., owner.  
 PREMISES—1016 Fifth avenue and 2-6 East 83rd street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a 1½ times height district the erection and maintenance of the street wall higher than that permitted by the zone resolution.

**NOVEMBER 23, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

- 557-26-A—656 St. Nicholas avenue, Manhattan.  
 568-26-A—6933 Exeter street, Forest Hills, Borough of Queens.  
 614-26-A—80-92 Third avenue, Brooklyn.  
 617-26-A—86-112 Hausman street, Brooklyn.

- 645-26-A—4524-4604 Second avenue, Brooklyn.  
 655-26-A—73-44 Greenway South, Forest Hills, Borough of Queens.  
 709-26-A—450-456 West 131st street, Manhattan.  
 711-26-A—175-06 88th avenue, Borough of Queens.  
 721-26-A—141-161 King street, Brooklyn.  
 742-26-A—229-231 Powell street, Brooklyn.  
 727-26-A—1367-75 Flushing avenue, Ridgewood, Borough of Queens.  
 903-26-A—331-341 West 86th street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 23, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 289-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of H. and S. Sonn, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 ft. east of Union avenue, The Bronx.
- CAL. NO. 264-26-BZ—Application, March 27, 1926, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of 409 Central Park West Co., Inc., owner, to permit in a residence district the alteration and conversion of occupancy in part from residence to business use; premises 2430 Valentine avenue, The Bronx.
- CAL. NO. 680-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Ely Moran, owner, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 95-109 Northern avenue and 92-102 Pinehurst avenue, Manhattan.
- CAL. NO. 681-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Save Stations, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens.
- CAL. NO. 694-26-BZ—Application, August 10, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 699 East Fordham road, The Bronx.
- CAL. NO. 720-26-BZ—Application, August 20, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Jerome Avenue Exhibition Co., Inc., owner, to permit in a residence district the erection and maintenance of a business building; premises 11-15 West 176th street, The Bronx.



# CALENDAR

CAL. NO. 565-26-BZ—Application, June 21, 1926, under section 21 of the building zone resolution, of Henry J. Nurick, architect, on behalf of Eyess Realty Corp., owner, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 281-289 Brooklyn avenue, northeast corner of Eastern Parkway, Brooklyn.

CAL. NO. 712-26-BZ—Application, August 17, 1926, under section 21 of the building zone resolution, of Thomas J. McCabe, architect, on behalf of Philip H. Reid, owner, to permit in a residence district the erection and maintenance of a gasoline selling station; premises 2211 Enmons avenue, Brooklyn.

CAL. NO. 621-25-BZ—Application, October 26, 1926, under sections 7a, 7b and 7c of the building zone resolution, of McCooey and Conroy, applicants, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied); premises 63-67 New York avenue, Brooklyn.

CAL. NO. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 23, 1926, 2 P. M.

### *Petitions for Variations.*

- 403-26-S—218 State street, Brooklyn.
- 665-26-S—48 John street, Manhattan.
- 666-26-S—31 East 31st street, Manhattan.
- 667-26-S—31 East 31st street, Manhattan.
- 668-26-S—31 East 31st street, Manhattan.
- 669-26-S—31 East 31st street, Manhattan.
- 670-26-S—31 East 31st street, Manhattan.
- 671-26-S—31 East 31st street, Manhattan.
- 672-26-S—31 East 31st street, Manhattan.
- 673-26-S—31 East 31st street, Manhattan.
- 719-26-S—709-711 Sixth avenue, Manhattan.
- 748-26-S—101-107 West End avenue, Manhattan.
- 760-26-S—177-179 Stagg street, Brooklyn.
- 774-26-S—11-21 St. Clair place and 608 West 130th street, Manhattan.
- 779-26-S—45 West 46th street, Manhattan.

### *Appliances Submitted for Approval.*

- 658-26-SA—Monroe Pump, approval of.
- 715-26-SA—Foster Oil Burner, approval of.
- 755-26-SA—Sundstrand Automatic Oil Burner, approval of.
- 764-26-SA—Berggren Oil Burner, approval of.
- 765-26-SA—Marr Oil Heat Machine, approval of.
- 773-26-SA—Nu-Way Burner Equipment, approval of.

## NOVEMBER 30, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 170-26-A—327-329 East 29th street, Manhattan.
- 373-26-A—229-239 Knickerbocker avenue, Brooklyn.
- 575-26-A—West side of Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens.
- 462-26-A—237 East Fordham road, The Bronx.
- 628-26-A—73-81 Stone avenue, Brooklyn.
- 650-26-A—25 Bergen street, Brooklyn.
- 710-26-A—443-455 19th street, Brooklyn.
- 714-26-A—381 Rider avenue and 384 Canal place, The Bronx.
- 728-26-A—27 Wilbur avenue, Long Island City, Borough of Queens.
- 736-26-A—245 Hunterspoint avenue (Building A), Long Island City, Borough of Queens.
- 739-26-A—245 Beverly road, Douglaston, Borough of Queens.
- 740-26-A—315 Hollywood avenue, Douglaston, Borough of Queens.
- 743-26-A—10-24 Orchard street, Long Island City, Borough of Queens.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 30, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

CAL. NO. 528-26-BZ—Application, June 8, 1926, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Oscar E. Hayman, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2150-2176 Gravesend avenue, Brooklyn.

CAL. NO. 603-26-BZ—Application, July 10, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of John Ballschuss and Oskar Ballschuss, owners, to permit in a business district the erection and maintenance of a gasoline selling station; premises 22016 Merrick road, northeast corner of 221st street, Springfield, Borough of Queens.

CAL. NO. 705-26-BZ—Application, August 13, 1926, under section 21 of the building zone resolution, of Hannah E. Plant and Geo. Robinson, applicants and owners, to permit in a residence district the erection and maintenance of a building with stores on the first story; premises 430-436 East 21st street, Brooklyn.

CAL. NO. 726-26-BZ—Application, August 24, 1926, under section 7b of the building zone resolution, of John J. Mackey, applicant, on behalf of Hyman Grobelsky and Harry



# CALENDAR

Slater, owners, to permit in a residence district extending from a business district the erection and maintenance of an extension used for business purposes; premises 4806-4810 New Utrecht avenue, Brooklyn.

CAL. NO. 762-26-BZ—Application, September 15, 1926, under sections 7b and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Ernest J. Coates, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 140 Remsen street, Brooklyn.

WILLIAM E. WALSH, *Chairman*.

## NOVEMBER 30, 1926, 2 P. M.

### *Petitions for Variations.*

- 636-26-S—19-27 East 45th street, Manhattan.
- 768-26-S—39-41 West 29th street, Manhattan.
- 769-26-S—15 East 31st street, Manhattan.
- 783-26-S—9 Leonard street and 155-159 Franklin street, Manhattan.
- 786-26-S—144-154 West 30th street, Manhattan.

### *Appliances Submitted for Approval.*

- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 792-26-SA—North American Low Pressure Oil Burner, approval of.

## DECEMBER 7, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 746-26-A—45 West 45th street, Manhattan.
- 758-26-A—461 Pearl street, Manhattan.
- 759-26-A—1 Madison avenue, Manhattan.
- 766-26-A—146 Elizabeth street and 346-354 Broome street, Manhattan.
- 770-26-A—68-70 William street, Manhattan.
- 777-26-A—168 East 95th street, Manhattan.
- 345-26-A—56 Greenwich avenue, Manhattan.
- 541-26-A—234-236 Franklin street, Brooklyn.
- 752-26-A—419-427 Marcy avenue, Brooklyn.
- 785-26-A—177-183 Dyckman street, Manhattan.
- 790-26-A—2315-2317 Third avenue, Manhattan.
- 775-26-A—155-163 Avenue D and 738-750 East 11th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 7, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on be-

half of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.

CAL. NO. 520-26-BZ—Application, June 7, 1926, under section 7g of the building zone resolution, of Jacob Lubroth, Inc., architects, on behalf of Charles Fineman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

WILLIAM E. WALSH, *Chairman*.

## DECEMBER 14, 1926, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

BAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

WILLIAM E. WALSH, *Chairman*.

## DECEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

- 446-26-S—58-64 West 40th street, Manhattan.
- 447-26-S—58-64 West 40th street, Manhattan.
- 448-26-S—58-64 West 40th street, Manhattan.
- 610-26-S—1351-1365 Broadway, Manhattan.
- 612-26-S—333 Seventh avenue, Manhattan.
- 422-26-S—58-64 West 40th street, Manhattan.
- 423-26-S—58-64 West 40th street, Manhattan.
- 424-26-S—58-64 West 40th street, Manhattan.
- 425-26-S—58-64 West 40th street, Manhattan.
- 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.
- 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.
- 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.
- 489-26-S—208-212 West 30th street, Manhattan.
- 497-26-S—34 East 30th street, Manhattan.
- 701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

# NOTICE

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 20c; by mail, 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, NOVEMBER 9, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Wednesday morning, November 3, 1926, and the minutes of the regular meeting of the board, held on Wednesday afternoon, November 3, 1926, were approved as printed in the Bulletin, No. 45, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

373-26-A.

APPELLANT—Bernard Herzbaum, for Starnic Realty Corporation, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—229-239 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Appellant: James Matthews.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to November 30, 1926, at 10 a. m., on request of appellant.

575-26-A.

APPELLANT—A. J. Cordier, for Lalance & Grosjean Manufacturing Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—West side Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Laid over to November 30, 1926, at 10 a. m., on request of appellant's representative.

462-26-A.

APPELLANT—James Matthews, for Valentine Theatre Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—237 East Fordham road, The Bronx.

APPEARANCES—

For Appellant: James Matthews.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to November 30, 1926, at 10 a. m., on request of appellant.

169-26-A.

APPELLANT—Philip J. Sinnott, for Servel Corp., lessee.

SUBJECT—Application for reopening, reconsideration, appeal from order of fire commissioner.

PREMISES AFFECTED—607-611 West 47th street, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

1150-25-A.

APPELLANT—Hicks, Hicks and Hicks, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Both sides of Beach 80th street, Rockaway Beach Boulevard, Rockaway Beach, Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

1236-25-A.

APPELLANT—Phillips-Jones Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—829 East 134th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

631-26-A.

APPELLANT—Arcoil Heat Machine Company, for Gertrude F. McMahon, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—438 Grand avenue, Borough of Brooklyn, N. Y. City.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

789-26-A.

APPELLANT—Seiwyn Operating Corp., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—229-231 West 42nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

339-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Apeda Studios, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—212-216 West 48th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Absent ..... 0



# MINUTES

## THE RESOLUTION:

(339-26-A)

WHEREAS, Croker National Fire Prevention Engineering Company, for Mitchell Mark Realty Co., owner, filed, April 19, 1926, an appeal from an order of the fire commissioner, affecting premises numbers 212-216 West 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 15, 1925, reads: (Order No. 29104-LD)

"1. If the maximum quantity of inflammable photographic film ever on hand in your premises is:

(a) Over 25 pounds but not over 50 pounds, provide a double walled metal cabinet of approved construction;

(b) Over 50 pounds but not over 250 pounds, provide such cabinet with one sprinkler head in it, properly connected to house water pipes;

(c) If over 250 pounds but not over 500 pounds provide a dividend cabinet with sprinkler head in each compartment and a two source automatic sprinkler system throughout the entire building;

(d) If over 500 pounds provide an approved fireproof vault and two source automatic sprinkler system throughout the entire building."

and

WHEREAS, the building is non-fireproof, 5 stories (71 feet) in height, 77 feet by 50 feet in area; OCCUPIED for the purpose of making photographs; 1st story, stores, 25 persons; 2nd story, finishing department, 18 persons; 3rd story, machine shop, 20 persons; 4th story, printing, 40 persons; 5th story, studio; and

WHEREAS, the appellant contends that there is no motion picture film department on the premises, the regulation safety film only is used; furthermore, the appellant proposes to store all film in a fireproof room;

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

596-26-A.

APPELLANT—George Provot, Archt., for Vincenzo Radillo, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—52-54 West 13th street, Manhattan.

APPEARANCES—

For Appellant: George Provot.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(596-26-A)

WHEREAS, George Provot, for Vincenzo Radillo, owner, filed, July 17, 1926, an appeal from a decision of the superintendent of buildings, affecting premises numbers 52-54 West 13th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated, June 19, 1926, reads: (Alt. 1216-26)

"1. Provide lawful ventilation for rooms indicated on plans."

and

WHEREAS, the building is non-fireproof, 4 stories (47 feet 0 inches) in height, 27 feet 0 inches street frontage, 42 feet 0 inches in width at rear and 103 feet 3 inches in depth; OCCUPIED: 1st story, restaurant; upper stories, storage warehouse; and

WHEREAS, the appellant proposes to rearrange the upper stories and change the occupancy from warehouse use to residence use: one housekeeping apartment to be installed on each of the 2nd and 3rd stories and one non-housekeeping apartment on the 4th story, each rear living room

is lighted and ventilated by a window opening to yard of adjoining premises at south; and

WHEREAS, the appellant contends that the rear windows are an existing condition; that they provide permanent and adequate light and ventilation to the rear living rooms, due to the fact that the yard adjoining at south is 10 feet deep at the rear of a tenement house.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

613-26-A.

APPELLANT—Croker National Fire Prevention Eng. Co., for Wyanoak Publishing Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—136-146 West 52nd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5

Absent ..... 0

THE RESOLUTION:

(613-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Wyanoak Publishing Company, lessee, filed, July 13, 1926, an appeal from an order of the fire commissioner, dated June 6, 1926, affecting premises 136-146 West 52nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 6, 1926, reads:

"1. Provide a fireproof vault in which to keep all of your inflammable photographic film. Vault to be constructed, located, ventilated and protected in accordance with plans to be filed with and approved by Fire Department.

"2. Either reduce stock of inflammable film to less than 500 pounds or provide approved gravity tank (in addition to present pressure tanks) for the sprinkler system of the building."

and

WHEREAS, the building is fireproof, 12 stories in height, 150 feet by 100 feet 5 inches in area. OCCUPIED:: 1st story, stores; 2nd story, printer, 15 persons; 3rd story, printing, 40 persons; 4th story, printing, 45 persons; 5th story, dental supplies and spectacle mfr., 65 persons; 6th story, printer, 40 persons; 7th story, interior decorator, 40 persons; 8th story, jewelers, 150 persons; 9th story, jewelers, 100 persons; 10th story, printers, 60 persons; 11th story, jewelers, 50 persons; 12th story, furniture mfg. and dental school, 10 and 45 persons respectively; appellant occupying the 4th story for making photographic lobby displays for theatres; and

WHEREAS, appellant contends that the amount of film in stock is approximately 1500 lbs. of exposed negatives (mostly safety film); that it is stored in a fireproof room (15 feet by 18 feet in area and constructed of 4 inch terra cotta blocks) having four sprinklerheads therein; that there are 22,500 gallons of water in the three-pressure tanks on the roof, and contends further that the appellant is only a lessee and consequently is not in a position to provide the required gravity tank.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

630-26-A.

APPELLANT—R. A. Johnson, for American Hard Rubber Co., owner.

SUBJECT—Appeal from order of fire commissioner.



# MINUTES

PREMISES AFFECTED—150 Third avenue, College Point, Borough of Queens.

## APPEARANCES—

For Appellant: R. A. Johnson.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(630-36-A)

WHEREAS, R. A. Johnson, for American Hard Rubber Co., owner, filed, July 21, 1926, an appeal from an order of the fire commissioner, affecting premises No. 150 Third avenue, College Point, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 9, 1926 (Order No. 4741-LC), reads:

"1. Provide an approved storage system for the storage of volatile inflammable oil or liquid (benzole). Plans and specifications in duplicate must be filed with and approved by this department before the above work may be commenced.

"2. Have superintendent or manager in charge of the operations of a technical establishment apply for and secure a Certificate of Fitness. Sec. 261, Code of Ord. Examinations every day between 9 A. M. to 3 P. M. Saturdays 9 A. M. to 11 A. M. at 365 Jay Street, Brooklyn. Applicant must file two unmounted photographs of himself 2 x 3 inches."

and  
WHEREAS, the oil house is fireproof, one story in height, 25 ft. by 21 ft. in area, located on a large plot with other buildings used collectively for the manufacture of rubber products; and

WHEREAS, the appellant contends that not more than one 50-gallon barrel of benzole is stored at any time on the premises; that the benzole is stored out in the open, 90 ft. away from any building; the appellant claims he has complied with item 2 of the order.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to item 1, on condition that not more than one drum of benzole shall be maintained on the premises, stored in the open area of yard on a concrete platform with a metal roof shed over same supported on four iron posts; and *denied* as to item 2.

638-26-A.

APPELLANT—Samuel Rosenblum, for India Wharf Brewing Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—32-34 Hamilton avenue, Brooklyn.

## APPEARANCES—

For Appellant: Samuel Rosenblum, Mr. Ben-nison.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(638-26-A)

WHEREAS, Samuel Rosenblum, for India Wharf Brewing

Co., owner, filed, July 22, 1926, an appeal from an order of the fire commissioner, affecting premises 32-34 Hamilton avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 3, 1926 (Order No. 4516-LC), reads:

"1. Reduce the quantity of alcohol stored in the building of *wooden construction* to a quantity aggregating 10 barrels of 50 gallons each for the reason that subdivision B of Section 251, Chapter 10, City of New York, provides that no permit shall be issued for the manufacture, distillation, rectification or storage of distilled liquors, spirits or alcohol in a building which is of *wooden construction*.

"A permit for the storage of alcohol in the building of brick construction will be issued when the above item and the following are complied with:

"2. Install a dry sprinkler system throughout the brick building where alcohol is stored. Plans and specifications to be filed with and approved by the Fire Department before the work of installing sprinkler is commenced. Sec. 10, Ch. 10, Code of Ordinances."

and

WHEREAS, the building is of frame construction, 2 stories in height, 103 ft. by 100 ft. in area; OCCUPIED for the storage of general supplies, groceries, etc., including denatured alcohol; and

WHEREAS, the appellant contends that the alcohol is stored only in the clearstory section of the building, in sealed containers; that there is a high pressure fire hydrant directly in front of the building; furthermore, the appellant claims that most of the building is of brick construction, that due to the front walls being of frame construction, the entire building has been classified under frame construction.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the buildings shall be not increased in height, area or dimension; that the storage shall be restricted to the one story buildings, marked "C" and "D" and limited to alcohol, under bonded warehouse storage and government supervision, maintained in approved sealed metal drums; that the underside of the roofs of these buildings, "C" and "D," shall be fire-retarded, and any existing side walls of frame construction shall be brick filled and fire-retarded; and that an approved 40-gallon portable fire extinguisher containing a fire extinguishing medium acceptable to fire department for the purpose of this storage shall be maintained in either building "C" or "D."

763-26-A.

APPELLANT—Joseph B. Lynch, for Lotos Oil and Distributing Corp., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—4095-4139 Ninth avenue, Manhattan.

## APPEARANCES—

For Appellant: William Michels, Joseph B. Lynch.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(763-26-A)

WHEREAS, Joseph B. Lynch, for Lotos Oil and Distributing Corp., owner, filed, September 15, 1926, an appeal from a decision of the fire commissioner, affecting premises 4095-4139 Ninth avenue, Borough of Manhattan; and



# MINUTES

WHEREAS, the decision of the fire commissioner, dated September 15, 1926 (App. No. 2970-26-N. B.), reads:

"All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below grade level and be separated from each other by not less than one foot of solid concrete as per Section 111, subdivision No. 5 of Article 8, of Chapter 10, of the Code of Ordinances. Appeal may be taken to the Board of Appeals."

and

WHEREAS, the premises consist of a plot of ground 222 ft. 6 in. by 325 ft., bounded on the west by the Harlem River; and

WHEREAS, the appellant proposes to install a bulk-oil storage and distributing plant consisting of an office, fire pump house, gas pump house, warehouse and twelve (12) 42,000-gallon gasoline storage tanks, to be separated into batteries of three tanks each, each battery to be surrounded by reinforced concrete dykes enclosing a space sufficient to accommodate the contents of the tank; the top of tanks located 6 ft. above ground level; and

WHEREAS, the appellant contends that due to the nature of the soil and the high water level makes it a great hardship to comply with the order of the fire commissioner; and

WHEREAS, a committee of the board visited premises 218th to 220th street and Harlem River, Manhattan, a plot adjoining the premises under appeal and in the same ownership occupied for the same purpose and reported under Cal. No. 431-25-A as follows:

Cal. No. 431-25-A. June 8th, 1925.

PREMISES, 218th to 220th Street & Harlem River, Manhattan.

## REPORT OF COMMITTEE:

A committee of the Board consisting of Chairman Walsh, Fire Chief Kenlon, Messrs. Holland and Connell visited the above premises on June 8th, 1925.

The appeal is before the Board on an order of the Fire Commissioner requiring the burial of oil storage tanks. The appellant seeks relief from the entire burial of the tanks for the reasons that the ground is on the banks of the Harlem River and if compelled to bury same they would be below tide level. The property is now occupied with temporary wooden shacks and one story frame structures set on discarded sews.

The entire west side of 9th Avenue (north of the 3rd Avenue car barns on 217th Street) is vacant, so there is no improvement that would be in any way impaired or adversely affected by any means of hazard.

The plans before us on this appeal, propose the installation of twelve steel tanks, installed horizontally; the natural grade is approximately six feet above tide water.

The committee recommends that the proposed installation be separated into batteries of not more than three tanks to each battery and that the tanks be set approximately half-way (diameter) below grade and that the enclosure walls shall be built of reinforced concrete, carried to the top of the tanks, and all enclosures and tanks to be filled and covered over with earth; the fill to extend not less than three feet above the top of the tanks, and that a reinforced concrete wall shall be erected outside the tank installation enclosure; these outside enclosure walls to be not less than 10 ft. high, the earth fill to be sloped from the top to the inside of the exterior enclosure walls at bottom; the tanks so installed to be equipped in accordance with the rules of the Fire Department and the ordinances in all other respects; a yard hydrant with anti-freezing valves and siamese connection to be provided at the end of the dock, connected to and supplied from approved pumps hooked up to the city water mains, and that a revolving water line nozzle shall be provided, one to each battery enclosure of three (3) tanks, and that an approved liquid fire-fighting medium shall be provided and maintained operative from an independent pump

house, the pump house to be isolated from the tank enclosure and to be constructed fireproof. It is further recommended that the sub-dividing wall between each battery of tanks shall be carried up at least 6 ft. above the top of the earth fill of the tanks, the ends of these walls to be returned on a rack of 45 degrees at opposite ends, and that a return of the drawings shall be made to this Board for approval, in compliance with the foregoing report.

(Signed) WILLIAM E. WALSH,  
JOHN KENLON,  
HENRY L. CONNELL,  
JAMES P. HOLLAND.

and

WHEREAS, the board deemed that in as much as conditions have not changed in the vicinity of these premises, the stipulations set forth by the committee under Cal. No. 431-25-A as modified by the board at its meeting, June 6, 1926, would apply to the premises under appeal.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the equipment shall be installed substantially in accordance with the report of the committee of inspection; the oil storage and mechanical equipment and structural design, all as finally approved by the board under Cal. No. 431-25-A on the abutting premises in same ownership and operation, shall be complied with for this extension of premises and use. The necessary permits required by law to be obtained and work executed to completion without suspension or unnecessary delay.

## BUILDING ZONE CASES.

535-26-BZ.

APPLICANT—Carl Sherman, for Bogild Builders, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side Jerome avenue, 165.02 feet north of East 174th street, The Bronx.

APPEARANCES—

For Applicant: Herman Sehrier.

For Opposition: Henry Levis and C. Prosky.

ACTION OF BOARD—Laid over to November 23, 1926, at 10 a. m., on request of applicant's representative.

605-26-BZ.

APPLICANT—Kramer & Kleinfeld, for Daniel Bunoncore, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a poultry slaughter house.

PREMISES AFFECTED—1767-1779 84th street, Brooklyn.

APPEARANCES—

For Applicant: Philip M. Kleinfeld.

For Opposition: Morris K. Bauer, Salvatore Patinella, Charles Pintel.

ACTION OF BOARD—Laid over to November 16, 1926, at 10 a. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle ..... 3

Negative: Commissioner Connell ..... 1

Absent: Chief Kenlon ..... 1



# MINUTES

154-26-BZ.

APPLICANT—John W. Clancy, for Charles Edwards, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit the erection of a garage for storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2854 Jerome avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

1425-24-BZ.

APPLICANT—William F. Doyle, for Charles Milgrim, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the maintenance of a factory use of an existing building (previously denied by the board).

PREMISES AFFECTED—231 West 74th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Harry Goodstein.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1425-24-BZ)

WHEREAS, William F. Doyle, for Theresa Browning, owner, filed, December 3, 1926, an application, under the building zone resolution, to permit in a residence district the maintenance of a factory use of an existing building; premises 231 West 74th street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 74th street and West 75th street are in residence districts and Broadway is in a business district; and

WHEREAS, the order of the superintendent of buildings, rendered July 18, 1924, reads:

"Violation Order No. 3296:

"\* \* \* In that of conducting a business (factory) in a residence district, contrary to the provisions of the Building Zone Resolution adopted by the Board of Estimate and Apportionment, July 25th, 1916.

"You are hereby directed to discontinue the occupancy of the above building as a business (factory) in a residence district to comply with the Building Zone Resolution."

nd

WHEREAS, the existing building is of non-fireproof construction, 3 stories and basement in height, with a frontage of 20 ft. 0 in. and a depth of 53 ft. 0 in. to be occupied as a factory building; and

WHEREAS, the board deemed that strict compliance with the regulations of the zoning law would work an unnecessary hardship, if enforced at this time, in view of the short time the lease on premises has to run.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted* for a temporary period not to extend beyond May 1st, 1927, for use and occupancy of gown demonstration and light needlework, *on condition* that there shall be no sign of any nature or description exposed on these premises; that there shall be no wares or merchandise displayed in or from any windows at the street front; that the present residential aspect at the street front shall be maintained; that all exits and entrances of the present occupants shall be through the business building adjoining in the business use area, in the same lesseeship and operation, on the corner of 74th street and Broadway.

593-26-BZ.

APPLICANT—Daniel Campbell, Jr., for Dualboro Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit the extension from an unrestricted into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—62-64-66 Northern Boulevard, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Daniel Campbell, Jr., Daniel Stack.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(593-26-BZ)

WHEREAS, Daniel Campbell, Jr., for Dualboro Corp., owner, filed, July 7, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises 62-64-66 Northern boulevard, Flushing, Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard (north side) east, of a point 100 ft. east of Prince street is in an unrestricted district, Northern boulevard (south side) is in a business district, Northern boulevard (north side) west of a point 100 ft. east of Prince street is in an unrestricted district, and Prince street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 6, 1926 (Alt. No. 1502/25), reads:

"The extension of a public garage into a Business District is contrary to the Zone Law."

and

WHEREAS, the existing building is of non-fireproof construction, 2 and 3 stories in height, with a frontage of 93 ft. on Northern boulevard and a depth of 100 ft.; to be occupied as a garage for the storage of more than 5 motor vehicles; and

WHEREAS, there is an irregular portion of the premises, not exceeding 9 per cent of the entire plot, at the rear easterly end of the premises involved, extending into the business area, the remainder of the existing plot now being in unrestricted area.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district



# MINUTES

regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall not exceed one story in height; that no portion of the rear or gable walls within the business area shall have any openings of any nature or description therein; and that all permits otherwise required shall be obtained within nine months and any work involved thereby shall be completed within one year.

604-26-BZ.

APPLICANT—Emil Guterman, for H. W. Olson and C. W. Otto, lessees.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business use district the installation and maintenance of a gasoline selling station.

PREMISES AFFECTED—641-5 Gun Hill road, The Bronx.

APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(604-26-BZ)

WHEREAS, Emil Guterman, for Jules E. Lecocq, owner, filed, July 10, 1926, an application, under the building zone resolution, to permit in a business use district the installation and maintenance of a gasoline selling station; premises 641-645 Gun Hill road (northeast corner Olinville avenue), The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gun Hill road east of Olinville avenue is in a business district, Gun Hill road west of Olinville avenue is in a residence district and Olinville avenue is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered June 30, 1926 (re Alt. App. 1614-1926), reads:

"A gasoline selling station may not be permitted in a business zone.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 42 ft. on Gun Hill road and 104 ft. on Olinville avenue, upon which it is proposed to install a gasoline selling station, consisting of a one-story metal office and auto accessory shop and the necessary tanks and pumps for a complete installation to be occupied as a gasoline selling station; and

WHEREAS, the board deemed that the applicant failed to substantiate his basis of appeal under section 21.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

633-26-BZ.

APPLICANT—William F. Doyle, for Miriam Young, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for store purposes.

PREMISES AFFECTED—1883 Marmion avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(633-26-BZ)

WHEREAS, William F. Doyle, for Miriam Young, owner, filed, July 21, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for store purposes; premises 1883 Marmion avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Marmion avenue, East 176th street, and Fairmount avenue are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 12, 1926 (Alt. 299-26), reads:

"1. Use of building for business inside residence district contrary Sec. 3, Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 38 ft. 4 1/16 in. and a depth of 50 ft. 9 in.; to be occupied as stores; and

WHEREAS, the board deemed that the applicant failed to substantiate his basis of appeal under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

606-26-BZ.

APPLICANT—John J. Dunnigan, for Mary A. Klug, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—445-449 East 189th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(606-26-BZ)

WHEREAS, John J. Dunnigan, for Mary A. Klug, owner, filed, July 12, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 445-449 East 189th street, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-



# MINUTES

ing zone resolution show that East 189th street, Park avenue and East Fordham road are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 7, 1926 (Re: App. N. B. 1740-26), reads:

"Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and  
WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 63.4 ft. and a depth of 140 ft.; to be occupied as a garage for the storage of more than 5 motor vehicles; and

WHEREAS, the basis of appeal has been accepted and established and the board heretofore granted similar variation for similar use on the same street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building be not more than two stories in height above grade; that a rear yard not less than ten ft. in depth for the entire width of the property be incorporated at the grade of the second story level; that the rear and gable walls shall be unpierced throughout their entire height and length, with the exception of the second story windows, rear; opening to roof of extension these windows shall be equipped with metal frames and sash, glazed with wire glass; that the garage shall be constructed fireproof, with the exception of the roof, which, if not fireproofed, shall be fire-retarded in accordance with the rules of the board of standards and appeals; that any gasoline storage equipment installed shall be located at the extreme front, easterly end of the structure; that there shall be no signs erected other than one projecting electric sign, indicating the title of the garage; that the front of the building shall be finished with face brick and architectural terra cotta or stone trimmings; that all necessary permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

607-26-BZ.

APPLICANT—John W. Clancy, substituting for Joseph B. Lynch, for Leo F. Gieberich, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—502-518 Avenue W and 2341-2351 East 5th street, Brooklyn.

APPEARANCES—

For Applicant: John W. Clancy.

For Opposition: A. Jaccario, George A. Bodee, Samuel Wolkof.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	4
Negative: Chairman Walsh .....	1
Absent .....	0

THE RESOLUTION:

(607-26-BZ)

WHEREAS, John W. Clancy substituted for Joseph B. Lynch, for Leo F. Gieberich, owner, filed, July 12, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 502-518 Avenue W, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue W is in a residence

district, Ocean Parkway is in a residence district and East 5th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 12, 1926, reads:

"Proposed public garage for more than five motor vehicles to be located in a residence district is contrary to Art II, Sec. 3 of the Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction except roof, two stories in height, with a frontage of 100 ft. on East 5th street and 150 ft. on Avenue W; to be occupied as a garage for the storage of more than 5 motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 21, in that the applicant claims to have held the property over 15 years and at the present time receives but a very small, if any, rental for the stable use existing on the premises.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall be erected fireproof and not in excess of two stories above grade of the East 5th street curb level; that the southerly gable wall and the easterly rear wall shall be constructed and maintained unpierced throughout their entire height and length; that no part of the easterly rear wall shall be erected within 81 ft. of Ocean Parkway building line; that the exterior easterly rear wall shall be finished with light-color, front brick; that the street walls on East 5th street and Avenue W shall be finished with face brick or natural stone with architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the 5th street front of building; that there shall be no roof signs erected or maintained on the premises; that there shall be no advertising display of any nature or description other than the one projecting electric sign, indicating the title of the business conducted on the premises; that all necessary permits required shall be obtained within nine months and the building completed within eighteen months; and that a return by the architect of the proposed finished drawing shall be made to this board for its approval in accordance with the stipulations of the foregoing resolution before filing plans in the building department.

1266-25-BZ.

APPLICANT—Philip J. Sinnott, for Louis J. Block, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—668-672 New Lots avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	4
Negative: Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION:

(1266-25-BZ)

WHEREAS, Philip J. Sinnott, for Louis J. Block, owner, filed, December 9, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 668-672 New Lots avenue (southwest corner Jerome street), Brooklyn; and



# MINUTES

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Lots avenue is in a business district and Jerome street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 5, 1925 (App. No. 18573-25), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4A 46.

"The erection of a gasoline station in a business district.";

and  
WHEREAS, the premises consist of a plot of ground having a frontage of 44 ft. 1 in. on New Lots avenue and 90 ft. on Jerome street upon which it is proposed to erect a gasoline selling station consisting of a small office, three 550-gallon gasoline tanks and the necessary pumps and piping; to be occupied as a gasoline selling station; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 21, in view of the surrounding and abutting conditions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that a wall of approved masonry not less than 12 ft. in height shall be erected on the lot line adjoining the contiguous properties, faced with enamel or light-color brick; that any electric arc lights, spotlights or stand lights erected on these premises shall be provided with reflectors at the rear to protect the adjoining abutting properties from glare; that all necessary permits shall be obtained within six months and the work involved thereby shall be completed within one year.

574-26-BZ.

APPLICANT—John J. Dunnigan, for Menlo Building Co., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension, from a unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Webster avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon .....	3
Negative: Chairman Walsh and Commissioner Connell .....	2
Absent .....	0

THE RESOLUTION:

(574-26-BZ)

WHEREAS, John J. Dunnigan, for Menlo Building Co., owner, filed, June 24, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five motor vehicles; premises 3510 Webster avenue (east side Webster avenue, 60.82 ft. north of Gun Hill road), The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building resolution show that Gun Hill road (north side) east of a

point 100 ft. east of Webster avenue is in an unrestricted district, Gun Hill road (north side) west of a point 100 ft. east of Webster avenue is in a business district, Gun Hill road (south side) is in a business district and Webster avenue north of Gun Hill road is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 21, 1926 (N. B. 1578-26), reads:

"Erection of garage for storage of more than five motor vehicles partly in unrestricted district and partly in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, 1 story and basement in height, with a frontage of 100 ft. and a depth of 112 ft.; to be occupied as a garage; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

643-26-BZ.

APPLICANT—John J. Dunnigan, for Breskap Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of occupancy in part, of the 1st story from residence use to a business use.

PREMISES AFFECTED—2850 Grand Concourse, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: William Weiss, P. J. McCoy, Charles V. Halley, Jr., Mary Schradin, Peter Andenia.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle .....	2
Negative: Chairman Walsh, and Commissioner Connell .....	2
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(643-26-BZ)

WHEREAS, John J. Dunnigan, for Breskap Realty Corp., owner, filed, July 23, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and conversion of occupancy in part of the 1st story from residence use to a business use; premises 2850 Grand Concourse, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grand Concourse is in a residence district, East 198th street is in a business district and Valentine avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 22, 1926 (Alt. 412-26), reads:

"1. Proposed alteration and conversion of occupancy of part of building in residence district for business is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, 5 stories in height, with a frontage of 89.15 ft. and a depth of 146.64 ft.; to be occupied as stores and apartments; and

WHEREAS, the board deemed that applicant was not en-



# MINUTES

titled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

725-26-BZ.

APPLICANT—Brown Rolston, for Pie Bakeries of America, Inc., owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—North side of 2nd street, 170 feet 9 inches east of 4th avenue, Brooklyn.

APPEARANCES—

For Applicant: Brown Rolston.

For Opposition: None.

ACTION OF BOARD—Motion to grant denied, reconsidered and granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland..... 3

Negative: Commissioner Guilfoyle ..... 1

Absent: Chief Kenlon ..... 1

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(725-26-BZ)

WHEREAS, Brown Rolston, for Pie Bakeries of America, Inc., owner, filed, August 23, 1926, an application, under the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises north side of 2nd street, 170 ft. 9 in. east of Fourth avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 2nd street is in a business district, Fourth avenue and Fifth avenue are in business and unrestricted districts; and

WHEREAS, the decision of the fire commissioner, rendered August 20, 1926 (Applic. 951-26), reads:

"1. Garage for more than five cars may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 85 ft. 0 in. and a depth of 99 ft. 9 in.; to be occupied as a garage for the storage of more than 5 motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall be restricted to a one-story structure above grade; that the garage use area shall be restricted to the dimensions as indicated on drawings filed in this appeal, viz.: 35 ft. frontage by 99 ft. 9 in. in depth; that the garage occu-

pancy shall be restricted in its use and conduct for the business of the adjoining wholesale bakery in same ownership; that there shall be no signs erected or maintained on the exterior of the premises; that the front walls shall be finished in face brick with architectural terra cotta or stone trimmings; that the gable walls shall be unpierced throughout their entire height and length; that the rear wall shall be unpierced other than one doorway leading to the open court at rear of the property in the same ownership; that the interior of the garage, where not constructed of approved masonry, shall be fire-retarded in accordance with the rules of the board of standards and appeals; that the premises throughout shall be equipped with an approved sprinkler system; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

463-26-BZ.

APPLICANT—Francis J. MacIntyre, for C. A. Sandblom, for Van Vyck Realty Corp., owner.

SUBJECT—Application for reopening, interpretation of resolution, re decision of the superintendent of buildings, under section 7b of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building.

PREMISES AFFECTED—13408-13420 Liberty avenue, Woodhaven, Queens.

APPEARANCES—

For Applicant: Francis J. MacIntyre.

For Opposition: None.

ACTION OF BOARD—Reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon..... 1

THE RESOLUTION:

(463-26-BZ)

WHEREAS, C. A. Sandblom, for Van Vyck Realty Corp., owner, filed, May 24, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a store and theatre building; premises 13408-13420 Liberty avenue, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue is in a business district, 135th street is in a residence district and that 134th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1926 (N. B. 5035-26), reads:

"1. Erection of building for theatres and stores extending into residential district is prohibited by Zone Law. Not examined further.";

and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 150 ft. 5¾ in. and a depth of 109 ft. 10¾ in. and 121 ft. 9 in., irregular; to be occupied as a store and theatre; extending into the residence district a maximum distance of 21 ft. 9 in.; and

WHEREAS, applicant established his basis of appeal under section 7-b of the building zone resolution and the board deemed that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution; and

WHEREAS, this application was granted by the board, at its meeting, July 20, 1926, on certain conditions, and applicant requested a modification of these conditions as to use of the premises in the business district.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building be restricted to a one-story theatre structure, with a stadium balcony with a two-story business use on the Liberty avenue front; that the building shall be erected in accordance with the requirements of article 25 of the building code; that the exterior finish of the wall on the 135th street front shall be of face brick with architectural

terra cotta or stone trimmings, with no door openings in the residence use district portion of street wall; that any permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action, and that a return of the proposed elevation on the 135th street front shall be submitted to this board for approval.

Adjourned 2.10 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, NOVEMBER 9, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon (also Deputy Chief Martin substituting).

### PETITIONS FOR VARIATIONS.

636-26-S.

PETITIONER—F. H. Dewey & Co., for Henry Phipps Estates, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—19-27 East 45th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m., on request of petitioner.

701-26-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Garment Center Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—498 Seventh avenue and 205-215 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

497-26-S.

PETITIONER—John J. Hearn, for 34 East 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—34 East 30th street, Manhattan.

APPEARANCES—

For Petitioner: Merwin Lewis.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

THE VOTE TO LAY OVER—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon . 4

Negative: Commissioner Guilfoyle ..... 1

Absent ..... 0

494-26-S.

PETITIONER—Maynicke & Franke, for The Rudolph Wurlitzer Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—119-127 West 41st street and 116-120 West 42nd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

472-26-S.

PETITIONER—Arthur Harft, for Kate Arnold, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—36 East 8th street, Brooklyn.

APPEARANCES—

For Petitioner: Louis L. Archer, B. A. Lowenstein.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing November 16, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

637-26-S.

PETITIONER—Morris Popper, for Frederick W. Marks, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—157-159 West 22nd street, Manhattan.

APPEARANCES—

For Petitioner: Morris Popper.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0



# MINUTES

## THE RESOLUTION:

(637-26-S)

WHEREAS, Morris Popper, for Frederick W. Marks, owner, filed, July 22, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 157-159 West 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 6, 1926 (No. 95869-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire-escape on rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law."

and  
WHEREAS, the building is non-fireproof, 4 stories in height, 41 ft. 9 in. by 94 ft. 9 in. in area at 1st story and 41 ft. 9 in. by 58 ft. 2 in. in area above; OCCUPIED: 1st story, stores; 2nd story, vacant; 3rd story, embroidery shop, 6 persons; 4th story, embroidery shop, 16 persons; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed in non-fireproof partitions with sheet iron doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from roof to the yard, with no legal means of egress to street; ROOFS of adjoining buildings: same level at west; 20 ft. higher at east; and

WHEREAS, the petitioner claims the existing means of egress from rear fire escapes is to the open yards adjoining at west, thence over an iron bridge which connects with a fireproof passageway, 10 ft. in width, and leading direct to Seventh avenue; furthermore, the petitioner has filed a copy of consent from the adjoining owner at west permitting his yard to be left open for use as an exit in case of fire.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects egress from the termination of the rear fire escape on condition that open and unobstructed egress shall be maintained at the yard level over iron bridge to the adjoining open courtway of the theatre immediately to the north, with egress from said courtway, open and unobstructed, direct to Seventh avenue; and that the ceiling of the first story extension shall be fire-retarded in accordance with the rules of the board of standards and appeals; and granted only so long as conditions as to occupancy and use remain unchanged.

129-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for A. & H. Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—365 First avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(129-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for A. & H. Realty Co., owner, filed, February 15, 1926,

a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 365 First avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 9, 1925 (Order No. 82091-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having a communication with the street, as per Section 273 of the Labor Law."

and

WHEREAS, the building is fireproof, 5 stories in height, 25 ft. by 100 ft. in area; OCCUPIED: 1st story, garage, 3 persons; 2nd story, furniture show room, 2 persons; 3rd story, manufacturing Christmas tree ornaments, 15 persons; 4th story, lamps, 7 persons; 5th story, tailor, 20 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; a standard fire escape on the northerly rear of the building, having fireproof openings along the course thereof, extending from the top story to the open rear yard; with EGRESS from the termination of the fire escape by means of open hallway (leading to East 21st street) from yard of tenement to south; ROOFS of adjoining buildings: two and three stories lower; and

WHEREAS, petitioner requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects egress from the lowest termination of the fire escape emptying into the open yard of the premises to the rear with egress therefrom through the tenement house passageway direct to 21st street, and granted only so long as conditions as to occupancy and use remain substantially unchanged.

652-26-S.

PETITIONER—Schwartz & Gross, for Jatison Construction Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—48-56 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Louis I. Becker.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

## THE RESOLUTION:

(652-26-S)

WHEREAS, Schwartz & Gross, for Jatison Construction Co., Inc., owner, filed, July 27, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 48-56 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 9, 1926, reads:

"N. B. App. No. 158-26:

"17. Windows on street front at 1st, 2nd and 3rd floors should comply with Section 264 of Labor Law and Rule 503 of Industrial Code."

and

WHEREAS, the building is fireproof, 18 stories in height, 104 ft. 6 in. by 98 ft. 9 in. in area at 1st story and 104 ft. 6 in. by 88 ft. in area above; OCCUPIED: 1st story, store; upper stories, offices, show rooms and 25 per cent manu-



# MINUTES

facturing, 100 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories in the street walls of the building glazed with  $\frac{1}{4}$  in. thick plate glass; the maximum area of the glass on the 1st story being 9 ft. by 9 ft. and on the 2nd and 3rd stories, 7 ft. by 8 ft. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would detract from the architectural appearance of the building; and, also, would destroy the intended use of the three lower stories.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects windows on the street fronts of the three lower stories *on condition* that all openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

653-26-S.

PETITIONER—Schwartz & Gross, for Jatison Construction Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—108-112 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Louis I. Becker.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell and Holland and Chief Kenlon .	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(653-26-S)

WHEREAS, Schwartz & Gross, for Jatison Construction Co., Inc., owner, filed, July 27, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 108-112 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 16, 1926 (N. B. Applic. No. 198-1926), reads:

"10. Windows should conform to Section 264. No light may exceed 720 square inches in area. (Section 264-7c of Labor Law).";

and

WHEREAS, the building is fireproof, 16 stories in height, 75 ft. by 98 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and 25 per cent manufacturing, 95 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories in the street wall of the building, glazed with  $\frac{1}{4}$  in. thick plate glass; the maximum area of the glass on the 1st story being 9 ft. by 9 ft., and on the 2nd and 3rd stories being 6 ft. by 14 ft. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would detract from the architectural appearance of the building; and, also, would destroy the intended use of the three lower stories.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects windows on the street fronts of the three lower stories *on condition* that all openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

495-26-S.

PETITIONER—Buchman & Kahn, for 635 Sixth Avenue Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—103 West 37th street and 635-643 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: B. H. Fromlet.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell and Holland and Chief Kenlon .	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(495-26-S)

WHEREAS, Buchman & Kahn, for 635 Sixth Avenue Corp., owner, filed, June 1, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 103 West 37th street and 635-643 Sixth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered May 22, 1926 (N. B. Applic. No. 646-1925), reads:

"14. All windows must comply with Section 264 of the Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 23 stories in height, 99 ft. by 100 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and 25 per cent manufacturing, 105 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first story in the Sixth avenue and, also, in the West 37th street front walls of the building, glazed with plate glass; the maximum area of the glass being 8 ft. 0 in. by 9 ft. 0 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would make it impracticable to use the 1st story for store purposes.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects the windows on the first story, grade level, on the 27th street front and also on the Sixth avenue front, *on condition* that all openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

674-26-S.

PETITIONER—Shampan & Shampan, for Realty Construction Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—150-154 West 28th street, Manhattan.

APPEARANCES—

For Petitioner: Fred J. Faulhaber.

ACTION OF BOARD—Petition dismissed, reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Deputy Chief Martin .....	5



# MINUTES

Negative .....	0
Absent .....	0
THE VOTE TO GRANT—	
Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

## THE RESOLUTION:

(674-26-S)

WHEREAS, Shampan & Shampan, for Realty Construction Corp., owner, filed, July 31, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 150-154 West 28th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1926 (N. B. Applic. No. 227-1926), reads:

"10. All windows should comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

and  
WHEREAS, the building is fireproof, 18 stories in height, 76 ft. by 98 ft. in area at 1st story and 76 ft. by 88 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, 56 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories in the street walls of the building, glazed with 1/4 in. thick plate glass; the maximum area of the glass on the 1st story being 5 ft. 4 in. by 6 ft. 0 in., and on the 2nd and 3rd stories being 7 ft. 0 in. by 6 ft. 8 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories and contends, further that all windows above the 3rd story will comply with the labor law excepting as to the omission of self-closing devices on the street front windows below the 13th story of the building; and

WHEREAS, this petition was dismissed for lack of prosecution and reopened by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the windows on the first story street front, on condition that all openings shall be equipped with approved metal frames, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

688-26-S.

PETITIONER—Dennison & Hiron, for Robert Rossman Tile Company, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—160-162 East 56th street, Manhattan.

APPEARANCES—

For Petitioner: J. H. Galloway.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon .	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

## THE RESOLUTION:

(688-26-S)

WHEREAS, Dennison & Hiron, for Robert Rossman Tile Co., owner, filed, August 6, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 160-162 East 56th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 3, 1926, reads:

"5. Windows should comply with the Labor Law, Section 264, Par. 7 and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 12 stories in height, 50 ft. by 100 ft. in area at 1st story and 50 ft. by 90 ft. in area above; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and light manufacturing, approximately 100 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings, on the 1st and 2nd stories, in the street walls of the building, glazed with plate glass; the maximum area of the glass on the 1st story being 8 ft. 0 in. by 14 ft. 0 in., and on the 2nd story being 2 ft. 0 in. by 5 ft. 0 in. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted only so far as it affects the windows on the two lower stories on the street front, on condition that all openings shall be equipped with approved metal frames, glazed with 1/4 in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

689-26-S.

PETITIONER—George & Edward Blum, for Zimdorf Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—257-261 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: John Leonard.

ACTION OF BOARD—Petition denied, reconsidered and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioner Holland and Chief Kenlon.....	3
Negative: Commissioners Connell and Guilfoyle .....	2
Absent .....	0
THE VOTE TO RECONSIDER AND GRANT—	
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(689-26-S)

WHEREAS, George and Edward Blum, for Zimdorf Realty Co., Inc., owner, filed, August 9, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 257-261 West 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 31, 1926 (N. B. Applic. No. 270-1926), reads:

"9. Window panes exceeding 720 square inches in area are contrary to section 264, subdivision 7 C of the labor law.";

and

WHEREAS, the building is fireproof, 16 stories in height, 54 ft. 8 in. by 98 ft. 9 in. in area at 1st story and 54 ft. 8 in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, 70 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and



# MINUTES

WHEREAS, there are openings, on the 1st, 2nd, 3rd and 4th stories, in the street walls of the building, glazed with  $\frac{1}{4}$  in. thick plate glass; the maximum area of the glass being 6 ft. 11 in. by 9 ft. 4 in. on the 1st story; 4 ft. 7 in. by 6 ft. 8 in. on the 2nd story; 4 ft. 7 in. by 8 ft. 2 in. on the 3rd story, and 4 ft. 7 in. by 7 ft. 8 in. on the 4th story; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower four stories and would, also, detract from the architectural appearance of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects the windows on the first story street front, *on condition* that all openings shall be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

690-26-S.

PETITIONER—Edward M. Adelsohn, for Benjamin Braverman, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—237-241 Sheffield avenue, Borough of Brooklyn.

APPEARANCES—

For Petitioner: Edward M. Adelsohn, Benjamin Braverman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(690-26-S)

WHEREAS, Edward M. Adelsohn, for Benjamin Braverman, owner, filed, August 9, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 237-241 Sheffield avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 20, 1926 (No. 99483-LD), reads:

"1. Extend interior stairway and enclosure from 2nd story level to 3' above the roof as per Section 270 of the Labor Law.

"2. Provide a fireproof enclosure about the exterior iron stairway on east side of building as per Section 270 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 2 stories in height, 40 ft. by 62 ft. in area; OCCUPIED: wet wash laundry as accessory to dry cleaning establishment at rear; 1st story, 15 persons; 2nd story, 15 persons; EXITS: an interior fireproof stairway, extending from the 1st story to top story; enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway on the east side of the building, having fireproof openings along the course thereof, extending from the 2nd story to the rear yard; with EGRESS from the termination of the fire escape by means of side yard to street; ROOFS of adjoining buildings: to south, one story lower; and

WHEREAS, petitioner contends that there are no adjoining buildings of the same height as the premises in question and that there would be no improvement in exits by extending the interior stairway to the roof and contends, further, in view of the light occupancy, that the existing means of egress are adequate.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed* and that the petition be and it hereby is *denied*.

723-26-S.

PETITIONER—Croker Nat'l. Fire Prev. Eng. Co., for estate of William Lane, owner.

SUBJECT—Petition for variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—1-13 Sterling place, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied, reconsidered and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE VOTE TO RECONSIDER AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(723-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Estate of William Lane, owner, filed, August 20, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises Nos. 1-13 Sterling place, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated February 8, 1926, read:

(Order No. 90800-LD):

"1. Remove the substandard fire escapes, 2 on the front of building, 2 in courtyard and 2 on the rear of the building, or reconstruct same as per Section 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals, adopted May 9, 1924.

"Among the defects noted are the following:

"(a) Windows on course not fireproof self-closing.

"(b) No drop ladder in guides from lowest balcony on 2 front fire escapes to the street.

"(c) No stairway to roof from the balcony rear 2 fire escapes.

"2. Enclose both the interior stairs serving as required means of exit from cellar to the underside of the roof beams as per Section 271 of the Labor Law and Rule 1 of the Board of Standards and Appeals, adopted July 29, 1924."

(Order No. 90802-LD):

"1. Arrange metal bars on windows in cellar on north, east and west sides of building also 1 metal bar on window on east side of 4th story on east wing of building so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 5 stories in height, 143 ft. 10 in. by 65 ft. 8 in. and 86 ft., irregular in depth; OCCUPIED: 1st story, manufacture of paper boxes, 25 persons; upper stories, manufacture of shoes, paper patterns and musical instruments, 50 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior wooden stairways, extending from the 1st story to top story; enclosed in wooden partitions with wooden doors at openings; six substandard fire



# MINUTES

escapes; two balcony fire escapes on the front, one balcony and one vertical ladder fire escape in the yard-court, also one balcony and one vertical ladder fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from 2nd story to top story; the balcony fire escape in yard-court, also the one on the rear, is provided with a gooseneck ladder to roof; with EGRESS from the termination of the rear fire escape by means of gate in fence; ROOFS of adjoining buildings: 1 story lower at east; and

WHEREAS, the petitioner proposes to remove the vertical ladder fire escape from the yard-court also the vertical ladder fire escape from the rear of the building, and to provide a drop ladder in guides from the lowest balcony of each of the two front balcony fire escapes; as to item 2 of Order No. 90800-LD, the petitioner proposes to enclose the stairway at 1st story of east wing, where paper box manufacturing is done; as to item 1 of Order No. 90802-LD, the petitioner

contends that there is no one employed in the cellar, and, furthermore, that none of the barred windows could be used as an exit.

*Resolved*, that the board of standards and appeals does hereby make a variation from the requirements of the labor law and that the petition be and it hereby is granted as to item 1, Order No. 90800-LD, only as to design of the fire escapes with the exception of the straight rung ladder from the second to the fifth story, on condition that all supports and stairs shall be made structurally safe, and that the labor law requirements as to openings and all other defects shall be complied with; and denied as to item 2 of Order No. 90800-LD and item 1 of Order No. 90802-LD.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

## RULES

### FIRE ESCAPE RULES

ADOPTED JULY 2, 1918; CAL. NO. 1218-18-S; AMENDED DEC. 12, 1918; CAL. NO. 1708-18-S; AMENDED MAY 9, 1924; CAL. NO. 414-24-SR.

**Rule 1.** In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ( $\frac{1}{2}$ ) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ( $1\frac{1}{2}$ ) mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if the steps not less than sixteen (16) inches wide are provided on the inside from floor level, leading thereto.

(c) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to paragraph (a) of this rule.

**Rule 2.** A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be oc-

cupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

**Rule 3.** When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be removed or reconstructed in accordance with Section 274 of the Labor Law, except that in lieu of a counterbalanced stair a drop ladder in guides from the lowest balcony to ground may be provided. Substandard fire escapes shall not be considered as a basis for increased occupancy of the building. When such substandard fire escapes are located in any court or on the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, or to roof of adjoining extension, or other egress satisfactory to the Fire Commissioner. All such fire escapes shall be maintained structurally safe and properly painted.

(b) Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

(c) Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be either removed or maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided for sub-standard fire escapes in subdivision a.

(d) Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be removed or maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

(e) No sign of any character shall be placed at openings leading to these sub-standard exits.



# RULES

## FUEL OIL RULES

### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924, and November 3, 1926.

#### Rule 1. Definition.

The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

#### (d) Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.

(f) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

#### Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

#### Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

#### Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

##### Subdivision A. Grade A Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

##### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

##### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# RULES

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Subdivision B. Grade B Fuel Oil.

### Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be complete encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.

### Section 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{3}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.



# RULES

## (e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{3}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces: in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.



# RULES

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks for the Storage of Fuel Oil.

### Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

### Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted; except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with



# RULES

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9. Valves and Control of Flow for Fuel Oil.

### Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size

containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

### Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11. Pumps for Fuel Oil.

### Subdivision A. Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

### Subdivision B. Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.



# RULES

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings or more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured with 2x1/4-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than in the enclosure.

## Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device when installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire retarding material; the ceiling except it be of fireproof construction shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 21. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 22. Use of Grade A or Grade B Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, *Chairman.*  
WILLIAM J. O'GORMAN, *Secretary.*



PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1925.....	743
Cases filed up to and including November 10, 1926....	918
Restored to calendar.....	77
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	212
Requests to amend.....	40
Requests for modification.....	33
Requests to rescind .....	5
Requests for extension of time.....	17
Requests for extension of permit .....	30
Requests for mechanical installations .....	1
Requests for approval of plans.....	13
Administrative requests.....	1
Requests for interpretation.....	0
Total .....	2090
Disposed of.....	1538
Cases pending November 10, 1926.....	552

DISPOSITION OF CASES.	
Withdrawn .....	11
Dismissed .....	60
Denied .....	24
Granted .....	69
Granted on condition.....	33
Appliances approved .....	30
Appliances dismissed, disapproved or withdrawn....	1
Rules approved .....	1
Rules disapproved or rescinded.....	1
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	18
Requests to reopen denied .....	18
Requests to amend granted.....	38
Requests to amend denied .....	2
Requests for modification granted .....	29
Requests for modification denied .....	4
Requests to rescind granted .....	1
Requests to rescind denied .....	1
Requests for extension of time granted .....	17
Requests for extension of time denied .....	1
Requests for extension of permit granted .....	29
Requests for extension of permit denied .....	1
Requests to install granted .....	1
Requests to install denied .....	1
Plans approved .....	13
Plans disapproved .....	1
Administrative requests granted .....	1
Administrative requests denied or withdrawn....	1
Interpretations .....	1
Requests withdrawn or dismissed .....	5
Total .....	1538

WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 47

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, November 16, 1926, at 10 a. m.

Minutes of Regular Meeting, November 16, 1926, at 2 p. m.

Concrete Rules.

Fuel Oil Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 23, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 30, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending November 17, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
937-26-BZ.....	B.B.B.	..534-542 E. 95th st., Man., Applic. 17721-1926
936-26-BZ.....	B.B.B.	..189 Hull st., Bklyn., Applic. 18961-1926
935-26-A.....	F.D.	....Flatbush ave. and Jamaica Bay, Barren Island, Bklyn., F-98121
934-26-S.....	F.D.	....Flatbush ave. and Jamaica Bay, Barren Island, Bklyn., L D-98117
933-26-A.....	F.D.	....147-12 Archer pl., Jam., Q., Alt. 3865-1926
932-26-BZ.....	B.B.M.	.W. S. Woodbine st., 234 ft. so. of Woodward ave., Ridgewood, Q., N. B. 19059-1926
931-26-A.....	F.D.	....459-461 12th st., Bklyn., Alt. 3882-1926
930-26-S.....	F.D.	....220-230 W. 19th st., Man., L. D-1822
929-26-SA.....	F.D.	....Seaboldt Vacu-Syphon Oil Burner, Appliance
928-26-A.....	F.D.	....N. E. cor. St. Nicholas ave. and Palmetto st., Ridge- wood, Q., S. P.-2387-1926
927-26-A.....	F.D.	....9 W. 48th st., Man., Alt. 4037-1926
926-26-A.....	F.D.	....69-71 W. Houston st., Man., F-1178
925-26-S.....	B.B.M.	..26-34 Sullivan st., Man., Alt. 2704-1925
924-26-S.....	F.D.	....144-150 W. 18th st., Man., L D-95020
923-26-S.....	B.B.M.	.323-325 W. 37th st., Man., N. B. 740-1925
922-26-SA.....	F.D.	....Da-Lo-Ta Pressure Reducing Valve, Appliance
921-26-BZ.....	B.B.Bx.	.1032 E. 180th st., Bx., N. B. 2794-1926
920-26-A.....	B.B.M.	..247-251 W. 12th st., Man., Viol. 50-1926
919-26-A.....	F.D.	....17 Montgomery pl., Bklyn., Alt. 3302-1926
<i>Restored to Calendar.</i>		
325-26-S.....	F.D.	....831 Third ave., Man., L. D. 77015
1021-25-BZ.....	F.D.	....E. S. Coney Island ave., 315 ft. so. of Avenue N, Bklyn., Alt. 2099-1925

## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan

B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 23, 1926, AT 2 P. M.**

*Building Zone Cases.*

747-26-BZ.

APPLICANT—Norman N. Nacman, for Dora A. De-Waltoff, owner.

PREMISES—Southeast corner of Ridge boulevard and 87th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area and also residence use district the omission of the required setback and also the occupancy of a greater portion of the lot than that permitted by the zone resolution.

761-26-BZ.

APPLICANT—Charles Kreymborg & Son, for Halpern Construction Co., Inc., owner.

PREMISES—1301-1307 Walton avenue and 24-32 Clarke place, The Bronx.

APPLICATION, under sections 7b and 7c of the building zone resolution,

TO PERMIT in a residence district extending from a business district the erection and maintenance of a building for store occupancy in part of first story.

868-26-BZ.

APPLICANT—Frederick J. Flynn, for 1016 Fifth Avenue Co., Inc., owner.

PREMISES—1016 Fifth avenue and 2-6 East 83rd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times height district the erection and maintenance of the street wall higher than that permitted by the zone resolution.

473-26-BZ.

APPLICANT—Old Colony Engineering Co., Inc., owner.

PREMISES—1832-1840 Ocean avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories.

659-26-BZ.

APPLICANT—Michael Schneiderman, for Aaron Schneiderman, owner.

PREMISES—Northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

**NOVEMBER 23, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

9-26-A—103-109 North 3rd street, Brooklyn.

557-26-A—656 St. Nicholas avenue, Manhattan.



# CALENDAR

568-26-A—6933 Exeter street, Forest Hills, Borough of Queens.

614-26-A—80-92 Third avenue, Brooklyn.

617-26-A—86-112 Hausman street, Brooklyn.

645-26-A—4524-4604 Second avenue, Brooklyn.

655-26-A—73-44 Greenway South, Forest Hills, Borough of Queens.

709-26-A—450-456 West 131st street, Manhattan.

711-26-A—175-06 88th avenue, Borough of Queens.

721-26-A—141-161 King street, Brooklyn.

742-26-A—229-231 Powell street, Brooklyn.

727-26-A—1367-75 Flushing avenue, Ridgewood, Borough of Queens.

903-26-A—331-341 West 86th street, Manhattan.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 2, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

L. NO. 289-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of H. and S. Sonn, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 ft. east of Union avenue, The Bronx.

L. NO. 264-26-BZ—Application, March 27, 1926, under section 21 of the building zone resolution, of Henry Nordheim, architect, on behalf of 409 Central Park West Co., Inc., owner, to permit in a residence district the alteration and conversion of occupancy in part from residence to business use; premises 2430 Valentine avenue, The Bronx.

L. NO. 680-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Ely Moran, owner, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 95-109 Northern avenue and 92-102 Pinehurst avenue, Manhattan.

L. NO. 681-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Save Stations, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens.

L. NO. 694-26-BZ—Application, August 10, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 699 East Fordham road, The Bronx.

CAL. NO. 720-26-BZ—Application, August 20, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Jerome Avenue Exhibition Co., Inc., owner, to permit in a residence district the erection and maintenance of a business building; premises 11-15 West 176th street, The Bronx.

CAL. NO. 565-26-BZ—Application, June 21, 1926, under section 21 of the building zone resolution, of Henry J. Nurick, architect, on behalf of Eyess Realty Corp., owner, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 281-289 Brooklyn avenue, northeast corner of Eastern Parkway, Brooklyn.

CAL. NO. 712-26-BZ—Application, August 17, 1926, under section 21 of the building zone resolution, of Thomas J. McCabe, architect, on behalf of Philip H. Reid, owner, to permit in a residence district the erection and maintenance of a gasoline selling station; premises 2211 Emmons avenue, Brooklyn.

CAL. NO. 621-25-BZ—Application, October 26, 1926, under sections 7a, 7b and 7c of the building zone resolution, of McCooey and Conroy, applicants, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied); premises 63-67 New York avenue, Brooklyn.

CAL. NO. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 23, 1926, 2 P. M.

### Petitions for Variations.

10-26-S—103-109 North 3rd street, Brooklyn.

403-26-S—218 State street, Brooklyn.

665-26-S—48 John street, Manhattan.

666-26-S—31 East 31st street, Manhattan.

667-26-S—31 East 31st street, Manhattan.

668-26-S—31 East 31st street, Manhattan.

669-26-S—31 East 31st street, Manhattan.

670-26-S—31 East 31st street, Manhattan.

671-26-S—31 East 31st street, Manhattan.

672-26-S—31 East 31st street, Manhattan.

673-26-S—31 East 31st street, Manhattan.

719-26-S—709-711 Sixth avenue, Manhattan.

748-26-S—101-107 West End avenue, Manhattan.

760-26-S—177-179 Stagg street, Brooklyn.

774-26-S—11-21 St. Clair place and 608 West 130th street, Manhattan.

779-26-S—45 West 46th street, Manhattan.



# CALENDAR

## *Appliances Submitted for Approval.*

- 658-26-SA—Monroe Pump, approval of.  
 715-26-SA—Foster Oil Burner, approval of.  
 755-26-SA—Sundstrand Automatic Oil Burner, approval of.  
 764-26-SA—Berggren Oil Burner, approval of.  
 765-26-SA—Marr Oil Heat Machine, approval of.  
 773-26-SA—Nu-Way Burner Equipment, approval of.

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 30, 1926, AT 2 P. M.**

### *Building Zone Cases.*

- 704-26-BZ.  
 APPLICANT—Springsteen and Goldhammer, for 110 West 42nd Street Corp., owner.  
 PREMISES—1 West 52nd street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used for business purposes and 25 per cent manufacturing.
- 794-26-BZ.  
 APPLICANT—William F. Doyle, for Milef Realty Corp., owner.  
 PREMISES—65-69 Broad street and 30-36 Beaver street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a 2½ times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.
- 795-26-BZ.  
 APPLICANT—William F. Doyle, for Bacon Coal Co. owner.  
 PREMISES—142-148 Cumberland street, Brooklyn.  
 APPLICATION, under sections 7e and 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 813-26-BZ.  
 APPLICANT—Samuel Rosenblum, for Rosheg Realty Corp., owner.  
 PREMISES—1642 Benson avenue and 86 Bay 14th street, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used as a store on the first story and dwellings above.
- 831-26-BZ.  
 APPLICANT—Edward P. Doyle, for Mrs. L. R. Penn, Elizabeth Haggerty and Arthur Hummerstone, owners.  
 PREMISES—Southeast corner of Lyons avenue and Ditmars boulevard, East Elmhurst, Borough of Queens.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in an "E" area district the maintenance of a building erected along the street line of the lot instead of setting back as required by the zone resolution.
- 834-26-BZ.  
 APPLICANT—Joseph B. Lynch, for Harold K. Heiss, owner.  
 PREMISES—Northeast corner of Bainbridge avenue and Gun Hill road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

490-26-BZ.

APPLICANT—Ferdinand Savignano, for August Kuhne owner.

PREMISES—8124-8202 18th avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT on a plot, the layout of which on the ground differs from that shown on the use district map located partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and the omission of the required rear yard or equivalent.

556-26-BZ.

APPLICANT—John L. Buckley, for George Ehret, owner

PREMISES—2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Manhattan

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station.

842-26-BZ.

APPLICANT—Louis A. Sheinart, for Sadie Stein, owner

PREMISES—1601 Avenue H, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area and residence district the erection and maintenance of an apartment house planned and designed under the requirements of a "C" area district.

1021-25-BZ.

APPLICANT—William F. Doyle, for Daniel P. Devaney owner.

PREMISES—East side Coney Island avenue, 315 ft. south of Avenue N, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the installation and maintenance of a gasoline selling station (previously denied).

## NOVEMBER 30, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

170-26-A—327-329 East 29th street, Manhattan.

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

462-26-A—237 East Fordham road, The Bronx.

628-26-A—73-81 Stone avenue, Brooklyn.

650-26-A—25 Bergen street, Brooklyn.

710-26-A—443-455 19th street, Brooklyn.

714-26-A—381 Rider avenue and 384 Canal place, The Bronx.

728-26-A—27 Wilbur avenue, Long Island City, Borough of Queens.

736-26-A—245 Hunterspoint avenue (Building A), Long Island City, Borough of Queens.

739-26-A—245 Beverly road, Douglaston, Borough of Queens.



# CALENDAR

740-26-A—315 Hollywood avenue, Douglaston, Borough of Queens.

743-26-A—10-24 Orchard street, Long Island City, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 30, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

CAL. NO. 528-26-BZ—Application, June 8, 1926, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Oscar E. Hayman, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2150-2176 Gravesend avenue, Brooklyn.

CAL. NO. 603-26-BZ—Application, July 10, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of John Ballschuss and Oskar Ballschuss, owners, to permit in a business district the erection and maintenance of a gasoline selling station; premises 22016 Merrick road, northeast corner of 221st street, Springfield, Borough of Queens.

CAL. NO. 705-26-BZ—Application, August 13, 1926, under section 21 of the building zone resolution, of Hannah E. Plant and Geo. Robinson, applicants and owners, to permit in a residence district the erection and maintenance of a building with stores on the first story; premises 430-436 East 21st street, Brooklyn.

CAL. NO. 726-26-BZ—Application, August 24, 1926, under section 7b of the building zone resolution, of John J. Mackey, applicant, on behalf of Hyman Grobelsky and Harry Slater, owners, to permit in a residence district extending from a business district the erection and maintenance of an extension used for business purposes; premises 4806-4810 New Utrecht avenue, Brooklyn.

CAL. NO. 762-26-BZ—Application, September 15, 1926, under sections 7b and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Ernest J. Coates, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 140 Remsen street, Brooklyn.

CAL. NO. 853-26-BZ—Application, October 19, 1926, under section 21 of the building zone resolution, of Hugo Magiuson, architect, on behalf of William Peat, owner, to permit in a residence district the erection

and maintenance of an ice manufacturing plant; premises 416-426 West 204th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 30, 1926, 2 P. M.

### *Petitions for Variations.*

636-26-S—19-27 East 45th street, Manhattan.

663-26-S—225-231 West 35th street, Manhattan.

677-26-S—560 Seventh avenue, Manhattan.

698-26-S—247-249 West 30th street, Manhattan.

699-26-S—251-255 West 30th street, Manhattan.

768-26-S—39-41 West 29th street, Manhattan.

769-26-S—15 East 31st street, Manhattan.

783-26-S—9 Leonard street and 155-159 Franklin street, Manhattan.

786-26-S—144-154 West 30th street, Manhattan.

838-26-S—3-5 East 55th street and 705-713 Fifth avenue, Manhattan.

856-26-S—18-24 Vestry street and 182-200 Hudson street, Manhattan.

### *Appliances Submitted for Approval.*

781-26-SA—Solenoid Type Single Stroke Bells, approval of.

792-26-SA—North American Low Pressure Oil Burner, approval of.

### *Rules.*

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## DECEMBER 7, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

746-26-A—45 West 45th street, Manhattan.

758-26-A—461 Pearl street, Manhattan.

759-26-A—1 Madison avenue, Manhattan.

766-26-A—146 Elizabeth street and 346-354 Broome street, Manhattan.

770-26-A—68-70 William street, Manhattan.

777-26-A—168 East 95th street, Manhattan.

345-26-A—56 Greenwich avenue, Manhattan.

541-26-A—234-236 Franklin street, Brooklyn.

752-26-A—419-427 Marcy avenue, Brooklyn.

785-26-A—177-183 Dyckman street, Manhattan.

790-26-A—2315-2317 Third avenue, Manhattan.

775-26-A—155-163 Avenue D and 738-750 East 11th street, Manhattan.

788-26-A—428-430 East 166th street and 431 East 165th street, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 7, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.



# CALENDAR

CAL. NO. 520-26-BZ—Application, June 7, 1926, under section 7g of the building zone resolution, of Jacob Lubroth, Inc., architects, on behalf of Charles Fineman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

CAL. NO. 660-26-BZ—Application, July 30, 1926, under section 7 b of the building zone resolution, of J. M. Felson, architect, on behalf of Felco Realty Co., owner, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Sheridan avenue, 198.22 ft. south of East 158th street, The Bronx.

CAL. NO. 676-26-BZ—Application, August 2, 1926, under section 7e of the building zone resolution, of James P. Whiskeman, architect, on behalf of Irving Robinson, owner, to permit partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1313-1321 Jerome avenue, The Bronx.

CAL. NO. 724-26-BZ—Application, August 21, 1926, under section 21 of the building zone resolution, of Chester Baffa, applicant, on behalf of John Franzese, owner, to permit in an "F" area district the erection of a building without the setback required by the zone resolution; premises northwest corner of Orchard street and Gaylord avenue, Jamaica, Borough of Queens.

CAL. NO. 910-25-BZ—Application, October 19, 1926, under section 7e of the building zone resolution, of James A. Higgins, applicant, on behalf of Anthony Giura, owner, to permit in a business district the change of occupancy of a building used for the storage of hay, grain and feed, to a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 1421-1425 65th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 7, 1926, 2 P. M.

*Appeal from Administrative Order.*

583-26-A—19 East 12th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December 7, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Syndicate, Inc., owner, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 685-26-BZ—Application, August 5, 1926, under sections 7c and 21 of the building zone

resolution, of John J. Dunnigan, applicant, on behalf of 165th Street Arcade Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2861-2869 Bailey avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 14, 1926, 10 A. M.

*Appeals from Administrative Orders.*

737-26-A—1790 Broadway, Manhattan.

797-26-A—1357 Plimpton avenue, The Bronx.

804-26-A—38-40 Commerce street, Manhattan.

806-26-A—466 Vanderbilt avenue, Brooklyn.

822-26-A—40-42 East 19th street, Manhattan.

826-26-A—105-109 West 71st street and 110-112 West 72nd street, Manhattan.

828-26-A—1359 Plimpton avenue, The Bronx.

837-26-A—Southeast corner of Nelson avenue and Van Dam street, Long Island City, Borough of Queens.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 647-26-BZ—Application, July 27, 1926, under section 21 of the building zone resolution, of Levy and Berger, applicants, on behalf of Shula Weiman, owner, to permit in a residence district the maintenance of the first story for business (store) purposes; premises 327 Kosciusko street Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 14, 1926, 2 P. M.

*Petitions for Variations.*

608-26-S—Northwest corner of Kingsland avenue and Lydig place, Corona, Borough of Queens.

635-26-S—167-173 Rockaway road, Jamaica, Borough of Queens.

656-26-S—2566-2570 Atlantic avenue, Brooklyn.

784-26-S—18 East 46th street, Manhattan.

796-26-S—313-315 West 35th street, Manhattan.



# CALENDAR

801-26-S—722-728 Henry street, Brooklyn.  
802-26-S—728-748 East 136th street, The Bronx.  
818-26-S—47 West 47th street, Manhattan.  
823-26-S—40-42 East 19th street, Manhattan.

## Appliance Submitted for Approval.

799-26-SA—Faraday Break Glass Door Locking for Fire Alarm Boxes, approval of.

## DECEMBER 21, 1926, 2 P. M.

### Petitions for Variations.

446-26-S—58-64 West 40th street, Manhattan.  
447-26-S—58-64 West 40th street, Manhattan.  
448-26-S—58-64 West 40th street, Manhattan.

610-26-S—1351-1365 Broadway, Manhattan.  
612-26-S—333 Seventh avenue, Manhattan.  
422-26-S—58-64 West 40th street, Manhattan.  
423-26-S—58-64 West 40th street, Manhattan.  
424-26-S—58-64 West 40th street, Manhattan.  
425-26-S—58-64 West 40th street, Manhattan.  
389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
489-26-S—208-212 West 30th street, Manhattan.  
497-26-S—34 East 30th street, Manhattan.  
701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, NOVEMBER 16, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, November 9, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, November 9, 1926, were approved as printed in the Bulletin, No. 46, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

583-26-A.  
APPELLANT—William J. Russell, for Light Car Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—19 East 12th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on written request of appellant.

9-26-A.  
APPELLANT—Philip Steigman, for New York Corrugated Case Co., lessee.

SUBJECT—Appeal from orders of fire commissioner.  
PREMISES AFFECTED—103-109 North Third street, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 23, 1926, at 10 a. m., on written request of appellant.

559-26-A.  
APPELLANT—William F. Regan, for H. O. Lacquer Mfg. Co., lessee.

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—15-17 Forrest street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read written request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

433-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for G. Schirmer, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South east corner of Gosman street and Anable avenue, L. I. City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

### THE RESOLUTION:

(433-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co. filed with the board of standards and appeals an appeal from an order affecting the premises southeast corner of Anable avenue and Gosman street, Borough of Queens; and

WHEREAS, the appellant has failed to complete the papers, though duly notified to do so.

Resolved, that the foregoing appeal be and it hereby is dismissed for lack of prosecution.

474-26-A.

APPELLANT—W. G. Fitzgerald, for American Druggists Syndicate, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—231-239 Borden avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition and denied in part.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

### THE RESOLUTION:

(474-26-A)

WHEREAS, W. G. Fitzgerald, for American Druggists Syndicate, owner, filed, May 25, 1926, an appeal from an order



# MINUTES

of the fire commissioner, affecting premises 231-239 Borden avenue, Long Island City, Borough of Queens; and

WHEREAS, the orders of the fire commissioner, dated March 29, 1926, read:

"Order No. 89705-LF:

"1. Disconnect standpipe from sprinkler system."

"Order No. 89709-F:

"1. Provide a tank on roof of at least 3,500 gallon capacity. \* \* \*";

and

WHEREAS, the building is fireproof, 7 stories in height, 140 ft. by 180 ft. in area; OCCUPIED: 1st floor, storage and mill departments, 9 persons; 2nd floor, stock room, 5 persons; 3rd floor, shipping and office, 143 persons; 4th floor, stock room, 5 persons; 5th floor, manufacturing drugs, 107 persons; 6th floor, manufacturing drugs, 21 persons; 7th floor, manufacturing drugs and print shop, 26 persons; total occupancy, 315; and

WHEREAS, appellant contends that the sprinkler system is supplied from pressure and gravity tanks having a combined capacity of 85,000 gallons; and

WHEREAS, it is proposed to have as a source of supply for the standpipe in lieu of providing a gravity tank on the roof, the present 8 in. connection to city main on Borden avenue and to provide a 1,000-gallon-per-minute pump.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to Order No. 89709, Item 1, *on condition*, and so long as a static pressure of not less than 25 pounds at the highest outlet is maintained, the supply furnished from an existing direct connection to city main; and that the standpipe installation shall comply with the requirements in all other respects; and that the appeal as to Order No. 89705, Item 1, be and it hereby is *denied*.

686-26-A.

APPELLANT—Alexander S. Traub, for S. H. Pomeroy Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—282-296 East 134th street, The Bronx.

APPEARANCES—

For Appellant: Alexander S. Traub.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(686-26-A)

WHEREAS, Alexander S. Traub, for S. H. Pomeroy, owner, filed, August 5, 1926, an appeal from an order of the fire commissioner, affecting premises No. 282-296 East 134th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 19, 1926 (Order No. 98804-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, 2 stories (32 ft.) in height, 150 ft. by 97 ft. 6 in. (approximately 14,000 sq. ft.) in area; OCCUPIED for the manufacture of sheet metal windows and doors: 1st story, 40 persons; 2nd story, 20 persons; and

WHEREAS, appellant contends that the building is provided

with a 2-in. standpipe riser (with hose connections and hose on each story) in the center of the building; that it is directly connected to the city main; that there are three city fire hydrants in the immediate vicinity and that the premises are supervised by watchmen at all times.

Resolved, that the order of the fire commissioner be and it hereby is *granted on condition* that all fire buckets and fire extinguishers, as directed by the fire department, shall be distributed throughout the premises; that the building shall be not increased in height, area or dimension; and *granted* so long as the present occupancy and operation remain substantially unchanged.

696-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for R. H. Comey Brooklyn Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—771 Third avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(696-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for R. H. Comey Brooklyn Co., Inc., owner, filed, August 10, 1926, an appeal from an order of the fire commissioner, affecting premises 771 Third avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 18, 1926 (Order No. 92358-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, 2 stories (31 ft. 6 in.) in height, there being a frontage of 80 ft. on Third avenue and 350 ft. 5 in. on East 26th street, an approximate area of 23,000 sq. ft.; OCCUPIED: 1st story, furniture storage, 3 persons; 2nd story, storage of straw braid in bales and cases, 3 persons; and

WHEREAS, appellant contends that the building is equipped with an automatic sprinkler system connected to street mains in both streets and having, also, siamese connections; that there are 3 city fire hydrants in the immediate vicinity; that the building is provided with a central office connection; that the building is low in height and open on three sides.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; that it shall be equipped throughout with an approved, dry-pipe sprinkler system, with central office connection, central office boxes to be maintained on 1st and 2nd stories; and *granted* so long as conditions otherwise shall remain substantially unchanged.

700-26-A.

APPELLANT—A. G. Eweler, for New York Dock Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—238-244 King street, Brooklyn. (Warehouse No. 252, Clinton Wharf.)



# MINUTES

## APPEARANCES—

For Appellant: G. A. Eweler.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(700-26-A)

WHEREAS, G. A. Eweler, for New York Dock Co., owner, filed, August 11, 1926, an appeal from an order of the fire commissioner, affecting premises 238-244 King street, Warehouse No. 252 Clinton Wharf, Borough of Brooklyn; and  
WHEREAS, the order of the fire commissioner, dated July 29, 1926 (Order No. 99380-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basement, cellars and roofs), placed within main stairway enclosure.";

and  
WHEREAS, the building is non-fireproof, 3 stories (38 ft.) in height, 75 ft. 6 in. by 220 ft. 6 in. (approximately 16,000 sq. ft.) in area; OCCUPIED as a warehouse for the storage of sugar, cocoa, syrup, etc., 6 persons in entire premises; and

WHEREAS, appellant contends that the building is accessible to fire boats; that the vicinity is well supplied with city fire hydrants; that the building is supervised at all times by watchmen and that fire buckets have been installed.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so long as the merchandise storage shall be confined to cocoa, syrup and sugar in bulk or like and similar storage on condition that watchman patrol shall be maintained, covering the premises at all times; and *granted* so long as conditions otherwise shall remain substantially unchanged.

708-26-A.

APPELLANT—Trustees of Estate of William Beard, owner.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—Erie Basin Breakwater, 2200 feet westerly from foot of Columbia street, Borough of Brooklyn.

## APPEARANCES—

For Appellant: Edward Hinman.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(708-26-A)

WHEREAS, Trustees of Estate of William Beard, owner, filed August 1, 1926, an appeal from orders of the fire commissioner, affecting premises Erie Basin Breakwater, 2,200 feet west of Columbia street, Borough of Brooklyn; and  
WHEREAS, the orders of the fire commissioner, dated July 29, 1926, read:

(Order No. 99369-F)

"1. Provide telegraphic communication with Department Headquarters as provided for by City Ordinances. Sec. 20, Ch. 12, Code of Ordinances."

(Order No. 99370-F)

"1. Provide a curtain of incombustible material across pier at intervals of 250 feet and extending from eaves level on 2nd story to the underside of roof and from ceiling on 1st story to a distance of at least 3 feet below same.

"NOTE: An automatic ventilating skylight shall be provided over each section so subdivided. Sec. 20, Ch. 12, Code of Ordinances."

(Order No. 99371-F)

"1. Provide a separate and distinct dry system of automatic sprinklers throughout pier having at least one source of water supply, or other approved fire extinguishing system arranged and equipped as provided in rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 24, 1917."

(Order No. 99372-F)

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending the full length of pier, with necessary check valves and 2½ inch regulation Fire Department outlets not more than 100 feet apart."

and

WHEREAS, the premises consist of a pier shed, one story in height, 710 feet by 140 feet in area; constructed of corrugated iron siding, wooden posts and an asphalt covered wood roof; OCCUPIED for the discharge of lumber from ships and re-shipment of same by trucks and lighters; and

WHEREAS, under Cal. No. 480-23-A, the board granted a modification of similar orders; at that time the pier was used for unloading olives in bulk. Premises are now being used for the trans-shipment of lumber; and

WHEREAS, appellant contends that there is no additional hazard and proposes to provide chemical fire-extinguishers on wheels.

Resolved that the orders of the fire commissioner Nos 99370, 99371 and 99372 be and they hereby are *modified*, and the appeal as to these items be and it hereby is *granted* so long as the front of pier, on the Basin front shall be maintained open throughout its entire height and length; that the present standpipe and water lines shall be maintained, equipped with sufficient hose to cover the entire area of pier; that not less than three (3) 40-gallon portable fire extinguishers, one at each end and one at centre of pier, shall be provided; and that the appeal as to Order No. 99369 be and it hereby is *denied*.

722-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for William Welsh, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—97-9 First avenue, L. I. City, Borough of Queens.

## APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(722-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for William Welsh, owner, filed August 20, 1926, an



# MINUTES

appeal from an order of the fire commissioner, affecting premises Nos. 97-99 First avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 15, 1926, reads: (Order No. 93604-F)

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 98 feet 9¾ inches by 131 feet 11½ inches average depth, about 12,500 square feet floor area at 1st story and 98 feet 9¾ inches by 25 feet, about 2,200 square feet floor area above; OCCUPIED: 1st story, assembling of vault lights, 10 persons; 2nd story, office, 9 persons; and

WHEREAS, the appellant claims that the building faces two streets; that 36 fire pails, 3 sand pails and two 2½ gallon extinguishers are kept on the first story; that a gas shut-off valve is provided on the First avenue front; furthermore, the appellant contends that the materials used in the building are incombustible and the floor area is only slightly in excess of 10,000 square feet where a standpipe would not be required.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or dimension; that the present occupancy and operation shall remain unchanged; that all auxiliary fire extinguishing appliances as required by the fire department, shall be installed and maintained; and *granted* so long as conditions otherwise shall remain unchanged.

174-26-A.

APPELLANT—The Stuyvesant Theatre Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—109-121 West 44th street, Manhattan.

APPEARANCES—

For Appellant: George Keister.

For Administration: Captain McCarthy, Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(174-26-A)

WHEREAS, The Stuyvesant Theatre Co., owner, filed March 1, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 109 and 121 West 44th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 11, 1926, reads: (Order No. 10-A)

"1. Discontinue use of space in basement of theatre, situated below the street level, for dressing room purposes, or obtain a new certificate of occupancy from the Bureau of Buildings, authorizing this use."

and

WHEREAS, the building is fireproof, 3 stories (52 feet) in height, 125 feet by 100 feet 5 inches in area; OCCUPIED as a theatre; orchestra, 446 seats; 1st balcony, 307 seats; 2nd balcony, 247 seats; and

WHEREAS, there are dressing rooms, enclosed in partitions of fireproof material, located in the basement of the theatre; and

WHEREAS, appellant contends that the dressing rooms are temporary, to be used only during the run of the play now being presented and that ample exits are provided.

Resolved that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

## BUILDING ZONE CASES.

496-26-BZ.

APPLICANT—William F. Doyle, for The Debb Corporation, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit, in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South east corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Laid over to December 14, 1926, at 10 a. m., on request of applicant.

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used for business purposes.

PREMISES AFFECTED—636 East Fordham road, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on written request of applicant.

685-26-BZ.

APPLICANT—John J. Dunnigan, for 165th Street Arcade Corporation, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2861-2869 Bailey avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Timothy Carroll.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on written request of applicant.

165-26-BZ.

APPLICANT—J. Sarsfield Kennedy, for Raymond Anthony Court, lessee.

SUBJECT—Application (re order of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residential district the conversion of an existing residence building to offices, showrooms and workrooms.

PREMISES AFFECTED—443 Park avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle .....

Negative .....

Absent: Chief Kenlon .....



# MINUTES

1021-25-BZ.

APPLICANT—William F. Doyle, for Daniel P. Devaney, owner.

SUBJECT—Application for reopening, reconsideration, re decision of fire commissioner, under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline selling station.

PREMISES AFFECTED—East side Coney Island avenue, 315 feet south of Avenue N, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call November 30, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

416-26-BZ.

APPLICANT—Charles DiSapio, for 29th Street Market, Inc., owner.

SUBJECT—Application (re decision of the health commissioner) under section 21 of the building zone resolution, to permit in a business district the maintenance of a portion of a building as a poultry slaughter house.

PREMISES AFFECTED—206-208 East 29th street, Manhattan.

APPEARANCES—

For Applicant: Kermit F. Kip.

For Opposition: Eugene B. Sullivan, Robert W. B. Elliott, G. W. Cornell, and others.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

605-26-BZ.

APPLICANT—Kramer & Kleinfeld, for Daniel Buonocore, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a poultry slaughter house.

PREMISES AFFECTED—1767-1779 84th street, Brooklyn.

APPEARANCES—

For Applicant: Philip N. Kleinfeld.

For Opposition: John F. X. McGohey, Maurice K. Bauer and S. Pattanella.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners	
Holland and Guilfoyle .....	3
Negative: Commissioner Connell and Chief	
Kenlon .....	2
Absent .....	0

THE RESOLUTION:

(605-26-BZ)

WHEREAS, Kramer & Kleinfeld, for Daniel Buonocore, owner, filed, July 12, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a poultry slaughter house; premises 1767-1779 84th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 84th street is in both a residence and business district; that New Utrecht avenue is in a business district, and that 18th avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 19, 1926, reads:

"Proposition contrary to the Zone Resolution, Art.

II Sec. 4-a. The erection of a live poultry market (chicken slaughter house) in a business district."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 48 feet and a depth of 55 feet, to be occupied as poultry slaughter house; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved that the decision of the superintendent of buildings be and it hereby is affirmed and that the application be and it hereby is denied.

778-26-BZ.

APPLICANT—William F. Doyle, for Jatison Construction Co., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—101-109 East 78th street and 883-887 Park avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: E. Stratton, Sol A. Rosenblatt.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(778-26-BZ)

WHEREAS, William F. Doyle, for Jatison Construction Co., owner, filed, September 21, 1926, an application under the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 101-109 East 78th street and 883-887 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Park avenue, East 78th street and East 79th street are all in a 1½ times height district and also a residence district; and

WHEREAS, the decision of the tenement house commissioner, rendered September 20, 1926, reads:

"1. Portion of the building beyond 150 ft. from Park Avenue cannot exceed 90 ft. in height. (Sections 8F and 9B, Art. 3, Bldg. Zone Resolution). Not further considered."

and

WHEREAS, the proposed building is to be of fireproof construction, 14 stories in height, with a frontage of 76 ft. 8 in.



# MINUTES

and a depth of 164 ft. 7 in.; to be occupied as a tenement house; the building being located on a corner, it is proposed to erect the entire street walls to a common height of 150 ft.; such height is permitted by the zone resolution with the exception of the easterly end of the 78th street wall, 14 ft. 7 in. in length, which length is restricted to 90 ft. in height by the zone resolution; and

WHEREAS, the board deemed that applicant was entitled to the height variation requested on the ground of practical difficulty and unnecessary hardship, within the scope of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that no part or portion of the structure shall be erected to a height above 148 ft. 6 in. from the mean level of the Park avenue curb; that the requirements of the building zone resolution shall be complied with in all other respects as to area, yard, height and use; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

717-26-BZ.

APPLICANT—John Ebersson, for Laemmle Bldg. Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a store and theater building.

PREMISES AFFECTED—4515-4527 New Utrecht avenue, Brooklyn.

APPEARANCES—

For Applicant: Meier Steinbruk.

For Opposition: Morris Smiley and Mr. Kenworth.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative: Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION:

(717-26-BZ)

WHEREAS, John Ebersson, for Laemmle Building Corp., owner, filed, August 19, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district, the erection and maintenance of a store and theatre building; premises 4515-4527 New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both 46th street and 45th street are in a residence district, and that New Utrecht avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 16, 1926 (Applic. 12821-26), reads:

"Application is for the erection of a theatre extending into a residential district, contrary to Article II, Section 3 of the Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 4 stories in height, with a frontage of 100 ft. and a depth of 175 ft.; to be occupied as a store and theatre building; and

WHEREAS, the board deemed that applicant was entitled to

relief under section 7c of the building zone resolution, in view of the fact that among all abutting and contiguous property owners and all owners of properties in the residence streets affected, there is only one objector; all other properties immediately abutting having submitted verified consents; and

WHEREAS, the board acted on a similar application on the same property.

Resolved that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the northerly gable wall be unpierced throughout its entire height and length; that any openings to the court from auditorium, northerly side, rear of the building, be restricted to two emergency exits; that the open court to the rear be enclosed in a brick wall not less than 12 ft. in height; that the use of the building be restricted to motion picture theatre operation, with stores on the New Utrecht avenue front; that there shall be no advertising signs or billboards displayed or exposed on the 46th street front beyond a point 25 ft. easterly from the New Utrecht avenue front, and that the show window store front return shall not extend beyond 25 ft. from New Utrecht avenue corner; all permits required shall be obtained within 9 months and building completed within 18 months from the date of this action.

646-26-BZ.

APPLICANT—Arthur B. Walsh, for 510 Park Avenue Corporation, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the conversion of occupancy of part of the first story from a conforming use to a business use.

PREMISES AFFECTED—508-518 Park avenue, Manhattan.

APPEARANCES—

For Applicant: A. R. Palmer.

For Opposition: C. W. Merritt, James A. McCarthy.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioner	
Holland .....	2
Negative: Commissioners Connell and Guilfoyle .....	2
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(646-26-BZ)

WHEREAS, Arthur B. Walsh, for 510 Park Avenue Corp., owner, filed, July 26, 1926, an application, under the building zone resolution, to permit in a residence district the conversion of occupancy of part of the 1st story from a conforming use to a business use; premises 508-518 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is residence and business; East 60th street is business; East 59th street is business; and

WHEREAS, the decision of the superintendent of buildings, rendered July 9, 1926, re certificate of occupancy, reads:

"Relative to application for Certificate of Occupancy for use of 1st floor of above premises for real estate office, we beg to state that application has been disapproved for the reason that the Building Zone Resolution prohibits the use of any part of a building which is situated in a residence district for business purposes."

and

WHEREAS, the existing building is of fireproof construc-



# MINUTES

tion, 13 stories in height, with a frontage of 100 ft. 5 in. and a depth of 120 ft.; to be occupied for a business use in the first story facing Park avenue and as apartments above; and

WHEREAS, the board deemed that applicant was not entitled to relief, beyond that already granted, under section 7c and 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed and that the application be and it hereby is denied.

692-26-BZ.

APPLICANT—William F. Doyle, for Emil Buff, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—North east corner of Metropolitan avenue and 127th street (North Wickes street), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(692-26-BZ)

WHEREAS, William F. Doyle, for Emil Buff, owner, filed, August 10, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises northeast corner of Metropolitan avenue and 127th (North Wickes) street, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue is in a business and unrestricted district; that 127th (North Wickes) street is in a residence, business and unrestricted district; and that Ambrose (Gould) street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 5, 1926 (N. B. 10482-25), reads:

"1. That 4,250 square feet of the area of the building is in a business district. The garage is therefore contrary to the zoning resolution."

nd

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 113 ft. 1/8 in. and a depth of 134 ft. 2 1/2 in. and 187 ft. 4 1/2 in.; regular in depth; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the building, for a depth of 100 ft. was in an unrestricted district at the time of its erection and was erected under a permit issued by the bureau of buildings, the board deemed that applicant is entitled to relief under section 7c of the building zone resolution and under section 1 on the ground of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the ap-

plication be and it hereby is granted as to the 34 ft. projection into the business area, on condition that the northerly gable walls be unpierced throughout their entire height and length; that there shall be no signs erected or displayed within 50 ft. of the corner of Metropolitan avenue on the 127th street frontage; that all permits required shall be obtained within ninety days and any work involved completed within six months.

809-26-BZ.

APPLICANT—Harry H. Sidrowitz, for Mrs. Julia Brown, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use.

PREMISES AFFECTED—783 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: Harry H. Sidrowitz, Mrs. Julia Brown.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(809-26-BZ)

WHEREAS, Harry H. Sidrowitz, for Julia Brown, owner, filed, October 2, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 783 St. Nicholas avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 16, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Nicholas avenue, West 149th street and West 150th street are residence; and

WHEREAS, the decision of the superintendent of buildings, rendered September 28, 1926 (re Alt. 762-1926), reads:

"Residence district. No business permitted in a residence district."

and

WHEREAS, the existing building is of non-fireproof construction, 4 stories in height, with a frontage of 20 ft. 5 1/2 in. and a depth of 89 ft. 8 1/4 in.; to be occupied as a business use on the first story; and

WHEREAS, the board deemed that applicant was entitled to relief on the ground of practical difficulty and unnecessary hardship, in view of the abutting and surrounding conditions throughout this street front.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted only so far as it affects the ground floor, first story, on condition that the business use be restricted to retail mercantile conduct and operation, prohibiting though the use of premises for the conduct of restaurant, delicatessen, butcher shop or fish store; that the remainder of the premises shall be restricted to conforming use; that all necessary permits shall be obtained within ninety days and the work involved completed within six months.

552-25-BZ.

APPLICANT—Philip J. Sinnott, for Fieldstone Garage, Inc., owner.

SUBJECT—Application for reopening, extension of time, re application (decision of superintendent of



# MINUTES

buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also to permit same to be of non-fireproof construction (garage with one street frontage, exceeding 7,500 sq. ft. in area).

**PREMISES AFFECTED**—East side of Broadway, 224 feet north of 231st street, The Bronx.

**APPEARANCES**—

For Applicant: Philip J. Sinnott.

For Opposition: None.

**ACTION OF BOARD**—Application reopened and extension of time granted.

**THE VOTE TO REOPEN AND EXTEND TIME**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

**THE RESOLUTION:**

(552-25-BZ)

WHEREAS, Philip J. Sinnott, for Fieldstone Garage, Inc., owner, filed, May 27, 1925, an application, under the building-zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; and also to permit same to be of non-fireproof construction (garage, with one street frontage, exceeding 7,500 sq. ft. in area); premises east side of Broadway, 224 ft. north of 231st street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 17, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both Broadway and West 233rd street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 17, 1925, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.

"2. Garage with one street frontage exceeding 7,500 square feet in area must be of fireproof construction."; and

WHEREAS, the proposed building is of non-fireproof construction, one story in height; with a frontage of 225 ft. and a depth of 97 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant substantiated the basis of his application under section 21, in that the property, an interior plot situated in the rear of property fronting on a highway of business use skirting a railroad right-of-way cannot be used for dwelling purposes; and it would be a hardship to deprive applicant of the use of the property as proposed; with such conditions as would safeguard the adjoining properties; and

WHEREAS, this application was granted by the board at its meeting, November 17, 1925, on certain conditions and applicant requested a modification of the time limit imposed.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be constructed fireproof throughout and located on the extreme rear of the property abutting the railroad right-of-way, and that an open courtyard and space of not less than 25 ft. in depth for the entire frontage of the garage shall be maintained open and unencumbered and that a wall of approved masonry shall be constructed, enclosing this yard, said opening to be not less than 10 ft. in height or to the height of doorway of garage above curb level; that an open runway shall be maintained from the open yard direct to the street for a width of not less than 31 ft.; and that the fence wall of approved masonry shall be continuous through the run-

way direct to the Broadway street front on both sides of the driveway; that the proposed garage building shall not exceed a height of 15 ft. above the curb level; that there shall be no advertising signs erected, other than one projecting sign on the street front of the runway, indicating the title of the business; any gasoline storage equipment installed shall be located at the extreme southerly end of the structure; that the gable walls of the structure shall be unpierced throughout their entire height and length.

Resolved, further, all permits necessary for the prosecution of the work shall be obtained within six (6) months and the building completed within one (1) year from the date of this action.

64-26-BZ.

**APPLICANT**—William F. Doyle, for Vincent Valentine, owner.

**SUBJECT**—Application for reopening, modification of resolution, re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit on a portion of a street between two intersecting streets in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—540-550 West 58th street, Manhattan.

**APPEARANCES**—

For Applicant: William F. Doyle.

For Opposition: None.

**ACTION OF BOARD**—Application reopened and resolution modified.

**THE VOTE TO REOPEN AND MODIFY RESOLUTION**—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

**THE RESOLUTION:**

(64-26-BZ)

WHEREAS, William F. Doyle, for Vincent Valentine, owner, filed, January 25, 1926, an application, under the building zone resolution, to permit on a portion of a street between two intersecting streets, in which portion there exists an exit and entrance to a public school, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 540-550 West 58th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 20, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 58th street and West 57th street are in unrestricted districts, and that Tenth avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 23, 1925, reads:

"No. 3. Garage may not be erected on any portion of a street between two intersecting streets, in which portion there exists an exit from an entrance to a public school (Art. 5 of Building Zone Resolution)."; and

WHEREAS, the proposed building is of fireproof construction, six stories in height, with a frontage of 150 ft. and a depth at 1st and 2nd stories 100 ft. 5 in., 90 ft. 5 in. above; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, it appears that the building is located more than 520 ft. from any entrance to or exit from the school; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and



# MINUTES

WHEREAS, this application was granted by the board at its meeting, April 20, 1926, on certain conditions and applicant requested a modification of the conditions as to storage of gasoline.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* to permit a garage for the use, occupancy and operation of an automobile manufacturer's agency and distributing station, *on condition* that no part of structure will be conducted or operated as a public garage; that there shall be not more than two tanks for gasoline storage, not exceeding 550 gallons each, which shall be located at the extreme westerly end of the structure at the street front; that no public gasoline selling station shall be conducted or maintained on the premises; that the entire structure shall be constructed fireproof; that the requirements of the building zone resolution shall be complied with in all other respects; that all necessary permits and approval of plans shall be obtained within nine months and the building completed within eighteen months from the date of this action.

1221-22-BZ.

APPLICANT—Philip J. Sinnott, for Estate of Amalie Meyer and George J. Naegle, owner.

SUBJECT—Application for reopening, amendment of resolution, re application for extension of permit (re decision of superintendent of buildings) to permit partly in a business district and partly in a residence district extension and conversion of stable to garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2945-2947 Amsterdam avenue, Manhattan.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(1221-22-BZ)

WHEREAS, John Brandt, for Estate of Amalie Meyer and George J. Naegle, owners, filed, October 13, 1922, an application, under the building zone resolution, to permit partly in a business and partly in a residence district the extension and conversion of a stable for more than five horses into a garage for the storage of more than five motor vehicles; premises 2495-2497 Amsterdam avenue, Manhattan; and

WHEREAS, this application was denied by the board at its meeting, December 29, 1922, and the owner, through his attorney, Philip J. Sinnott, requested a reopening of the case and permission to amend the basis of appeal to section 7, subdivision C, and section 20, which request was granted by vote of the board May 1, 1923; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, June 12, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Amsterdam avenue is a business district and West 184th street and Laurel Hill terrace are residence districts; and

WHEREAS, the decision of the superintendent of buildings reads:

"1. The proposed change of occupancy of the present building from a stable to garage with structural altera-

tions is prohibited by the Building Zone Resolution, sec. 6.

"2. The proposed extension of the building for garage occupancy in a residence district is prohibited, sec. 3, Building Zone Resolution.";

and

WHEREAS, the proposed extension is to be of non-fireproof construction, one story and cellar in height, with a frontage of 84 ft. 6 in. and a depth of 101 ft. 8 in., the extension and existing building which is 45 ft. 5 in. by 95 ft.; to be occupied as a garage for more than 5 motor vehicles; and

WHEREAS, under the provisions of section 7, subdivision c, the board is empowered to act; and

WHEREAS, this application was granted by the board at its meeting, June 12, 1923, and February 5, 1924, on certain conditions and applicant requested a modification of these conditions as to exits.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that all permits necessary for the prosecution of the work shall be obtained within three months and the building completed within three months from the date of this action; that the front of the building on 184th street be faced with finished front brick, with architectural terra cotta or stone trimmings; that the rear of the building, facing Laurel Hill terrace, shall be faced with finished front brick, and that there be not more than one vehicular exit on the 184th street front beyond 25 ft. from the westerly gable wall; that there shall be not more than one vehicular opening from the rear of the building to Laurel Hill terrace, restricted and maintained as an emergency exit; and that a flat form of roof construction shall be installed.

28-26-BZ.

APPLICANT—Harry Hurwit, for Mano Realty Corp., owner.

SUBJECT—Application for reopening, interpretation, re application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit the alteration and change of occupancy of a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1311 Amsterdam avenue, Manhattan.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(28-26-BZ)

WHEREAS, Harry Hurwit, for Mano Realty Corp., owner, filed, January 11, 1926, an application, under the building zone resolution, to permit in business district the alteration and change of occupancy of a stable for more than five horses to a garage for the storage of more than five motor vehicles; premises 1311 Amsterdam avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that Amsterdam avenue is in a business district; and that LaSalle street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 8, 1926, reads:

"1. Proposed conversion to a garage for more than 5 cars is unlawful; since more than 50% structural alterations are to be made. Sec. 6 of Zone Resolution. Building may not be enlarged. Sec. 6 of Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, five stories in height, with a frontage of 50 ft. 6 in. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7e of the building zone resolution and that there would be practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution; and

WHEREAS, this application was granted by the board at its meeting, July 6, 1925, on certain conditions and applicant requested a modification of these conditions as to height.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall be reconstructed fireproof; that the exterior walls, front, rear and gable shall not be extended in any direction; that the height of the building shall not be in excess of five stories; that the gable walls shall be unpierced throughout their entire height and length; that there shall be no roof signs; that all required permits shall be obtained within nine months and the building completed in eighteen months from the date of this action.

528-25-BZ.

APPLICANT—Alfred J. Boulton, for Harry Seldin, owner.

SUBJECT—Application for reopening, extension of time (re decision of superintendent of buildings) to permit in a residence district the erection and maintenance of a poultry slaughter house.

PREMISES AFFECTED—East side of Bay 37th street, 285 feet north of Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(528-25-BZ)

WHEREAS, Alfred J. Boulton, for Harry Beldin, owner, filed, May 21, 1925, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a poultry slaughter house; premises east side of Bay 37th street, 285 ft. north of Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 1, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay 37th street is in a residence district; that Bay 38th street is in a residence district, and that Cropsey avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 1, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3:

"A poultry slaughter house in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 75 ft.; to be occupied as a poultry slaughter house; and

WHEREAS, the board deemed that the character of existing development and the sparsely settled condition of the section warranted the exercise of its discretion under sections 7f and 21 of the zoning resolution, to permit a temporary variation for non-conforming use; and

WHEREAS, this application was granted by the board at its meeting, December 1, 1925, and June 1, 1926, on certain conditions, and applicant requested a modification as to time limit.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years from the date of issuance of permit by the health department, *on condition* that the health department authorize the conduct and operation of a chicken slaughter house on these premises; the building shall be restricted in height to a one-story structure above grade; the rear and gable walls shall be unpierced throughout their entire height and length unless opening on property in the same ownership and within the same lot area; and that all permits required by law and ordinances shall be obtained within three months and the building completed within six months from November 16, 1926.

Adjourned 2.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, NOVEMBER 16, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

### PETITIONS FOR VARIATIONS.

10-26-S.

PETITIONER—Philip Steigman, for New York Corrugated Case Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—103-109 North Third street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 23, 1926, at 2 p. m., on written request of petitioner.



# MINUTES

677-26-S.

PETITIONER—William F. Doyle, for Aran Aaront, owner.

SUBJECT—Variation of the labor law as cited in the decision of superintendent of buildings.

PREMISES AFFECTED—560 7th avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m., on request of petitioner.

698-26-S.

PETITIONER—George & Edward Blum, for 247 West 30th St. Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in the decision of superintendent of buildings.

PREMISES AFFECTED—247-249 West 30th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m., on written request of petitioner.

699-26-S.

PETITIONER—George & Edward Blum, for 251 West 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in the decision of superintendent of buildings.

PREMISES AFFECTED—251-255 West 30th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m., on written request of petitioner.

663-26-S.

PETITIONER—George & Edward Blum, for Lawrence Building Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-231 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m., on written request of petitioner.

327-26-S.

PETITIONER—Sigmund Schuler, for United Cigar Stores Co., lessee.

SUBJECT—Variation of the labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—767-769 Lexington avenue, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(327-26-S)

WHEREAS, Sigmund Schuler, for the United Cigar Stores Co., lessee, filed, April 16, 1926, a petition to the board of standards and appeals for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 767-769 Lexington avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner read:  
Order No. 86776-LD:

"Item 2. Provide continuous, safe and unobstructed passageway at least 3' wide throughout their length leading directly to both required means of exit by cutting a door at least 3' wide through the dividing partition on the second, third, fourth and fifth stories. \* \* \*"

Order No. 86775-LD:

"Item 1. Provide exit signs \* \* \* over all exits. \* \* \*"

Order No. 86774-LD:

"Item 1. Provide an outside iron balcony fire escape on the Lexington avenue side of building. \* \* \*"

"Item 2. Extend the interior stairway at the east side of the building to the roof.

"Item 3. Remove the substandard fire escape on the north side of building. \* \* \* Among the defects noted: No stairway from top balcony to roof. No balcony to 2nd story or egress to same from such story. Windows on 4th not fireproof or self-closing. Must be maintained structurally safe and properly painted. No sign of any character shall be placed at openings to same.";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 25 ft. by 80 ft. in area; OCCUPIED: basement, storage only; 1st story, stores, 10 persons; 2nd story, offices, 12 persons; 3rd and 4th stories, tailoring, 27 persons; 5th story, factory, 8 persons; means of EGRESS consisting of an interior stairway extending from the 1st story to the 5th story, enclosed in wood, stud, plaster and metal-covered partitions with fireproof, self-closing doors at the openings with a double-rung iron ladder leading to a scuttle in the roof; a fire escape on the north end of building with landing on the roof of 2-story building adjoining, under the same ownership, with iron balcony on the front of the 2-story roof and vertical ladder to a balcony 10 ft. from the sidewalk; the building being EQUIPPED with an interior fire alarm system and fire drills being conducted; and

WHEREAS, it is proposed to arrange all doors leading to the stairway to swing outwardly and be fireproof, self-closing; to use the present fire escape on the building as a second means of exit by providing an additional balcony on the 2nd story with a counterbalanced drop ladder in guides to street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 86776-LD, Item 2, on condition that a standard regulation fire escape shall be erected on the Lexington avenue front covering all necessary openings and that any room not having direct communication with the fire escape shall be provided with a door not less than 3 ft. wide in the subdividing partition between it and the room on the course of the fire escape; and denied as to Order No. 86775, Item 1 and Order No. 86774, Item 1; and granted as to Order No. 86774, Item 2, only so far as the stairs from the top story to the roof are concerned, on condition that a fixed double-rung iron ladder shall be provided in the stair hall from the top story to the scuttle in roof, and that this item shall otherwise be complied with; and granted as to Order No. 86774-LD, Item 3, on condition that the fire escape embraced in this item shall be made structurally safe and that a drop ladder in guides shall be provided from a balcony at 2nd story level to the street, and that the occupancy shall not exceed 25 persons above the second story.

472-26-S.

PETITIONER—Arthur Harft, for Kate Arnold, owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PERMISES AFFECTED—36 East 8th street, Manhattan.

APPEARANCES—

For Petitioner: Louis L. Archer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.



# MINUTES

CONDITIONS—As specified in resolution.  
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(472-26-S)

WHEREAS, Arthur Harft, for Kate Arnold, owner, filed, May 25, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 36 East 8th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 5, 1926 (Order No. 90647-LD), reads:

"1. Extend the interior stairway at the west side of building to the roof, as per Sec. 271, Labor Law.

"2. Provide a secondary exit from 2nd story, per Sec. 271, Labor Law.

"3. Arrange the fire escapes on the front north side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of Labor Law, etc., or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"Among the defects noted are the following:

"Windows on course not fireproof and self-closing.

"Windows on 3rd and 4th stories are broken and defective.

"Openings on 5th story (18" x 18") not large enough to afford access to balconies.

"Floor opening in balcony at 3rd story level not closed up."

and

WHEREAS, the building is non-fireproof, 4 stories and attic in height, 25 ft. by 75 ft. in area at 1st and 2nd stories, 25 ft. by 65 ft. at 3rd story, and 25 ft. by 50 ft. in area above; OCCUPIED: 1st story, machine shop, 4 persons; 2nd story, manufacture of novelties, 4 persons; 3rd story, manufacture of novelties, 6 persons; 4th story, dressmaking, 10 persons; attic, vacant; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway at the west side, extending from the 1st story to the attic, enclosed in non-fireproof partitions, with hardwood doors at openings, an iron ladder from east side of attic to roof scuttle; a fire escape on the front of the building, having non-fireproof openings along the course thereof extending from the attic to the third story and counter-balanced stairs to sidewalk; ROOFS of adjoining building: 10 ft. 9 in. higher at east, 20 ft. higher at west; and

WHEREAS, the petitioner proposes, as to Item No. 1, to provide a metal scuttle with fixed wire glass and to remove the obstructing partition from attic; as to Item No. 2, petitioner proposes to provide a fire escape balcony at rear of second story, a fireproof window opening on the same and an iron ladder to yard level, and to obtain consent of adjoining owner at west to use his premises as a means of egress to street in case of fire; as to Item No. 3, petitioner proposes to fireproof the openings on the front fire escapes at third and fourth stories; the petitioner contends that the exits will then be adequate; and

WHEREAS, the original petition was dismissed on October 5, 1926, for lack of prosecution by the board, due to non-appearance at the hearing; reopened November 9, 1926, and set for a hearing November 16, 1926; and

WHEREAS, Joseph V. Mitchell has made written request for a hearing of the petition before the board and claims he has charge of the matter due to the death of the original petitioner, "Arthur Harft."

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is denied as to Order No. 90647-LD, Item 1, and granted as to Item 2, on

condition that a fire escape balcony and 60-degree stairs shall be provided on the rear of the building from the second story to the yard with egress through passageway of building adjoining, to street; and granted as to Item 3, only so far as it affects the plate glass windows on the second story, and that the fire escape shall comply with the requirements of the labor law in all other respects.

684-26-S.

PETITIONER—David M. Jones, for Max Amsel, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—181-183-185 Mercer street, 20 West Houston street, Manhattan.

APPEARANCES—

For Petitioner: David M. Jones.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(684-26-S)

WHEREAS, David M. Jones, for Max Amsel, owner, filed, August 4, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 181-183-185 Mercer street (20 West Houston street), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 15, 1925, reads:

"Order No. 99169-LD:

"1. Remove the substandard fire escape on the Mercer Street side of the building or reconstruct same as per Section 274 of the Labor Law.

"NOTE: Among the defects noted are the following: Windows on course not fireproof, self-closing. No drop ladder in guides from lowest balcony.

"2. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted are the following: Windows on course not fireproof, self-closing. Connecting stairs are not 60°. No fireproof passageway from termination to street."

and

WHEREAS, the building is non-fireproof, 6 stories in height, irregular in shape, having a frontage of 25 ft. on Houston street, 105 ft. on Mercer street, and a depth of 92 ft. 6 in. in area; OCCUPIED: 1st story, jobber in dresses; 2nd story, vacant at present (proposed occupancy 20 persons); 3rd story, manufacturer of trimmings for pocketbooks, 20 persons; 4th story, manufacturer of caps and hats, 26 persons; 5th story, shirt cutter and also manufacturer of underwear, 25 persons; 6th story, manufacturer of materials for hats, 15 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway (at Mercer street front) extending from the 1st story to top story; enclosed in fireproof partitions with fireproof doors at openings; a substandard fire escape on the rear of the building and, also, a substandard fire escape on the Mercer street front of the building, and a standard fire escape on the Mercer street front of the building, having fireproof openings along the course thereof, extending from the top story to the 2nd story balcony, with counter-balanced stair to street; and ROOFS of adjoining buildings: at west, 3 stories lower; at north, 11 ft. higher; and

WHEREAS, petitioner requests the acceptance of the exist-



# MINUTES

ing means of egress in view of the small occupancy and the fact that recently a sprinkler system has been installed.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* as to Item 1, only so far as it affects the fireproofing of the windows on the course of the fire escape, *on condition* that the item of order shall be complied with in all other respects; and *granted* as to Item 2, only so far as it affects egress from the termination of the fire escape, *on condition* that egress shall be maintained through open and unobstructed yards to building adjoining to the north, and that the item of order shall be complied with in all other respects.

733-26-S.

PETITIONER—John J. Gilmartin, for 25th Street Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—138-144 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(733-26-S)

WHEREAS, John J. Gilmartin, for 25th Street Realty Co., owner, filed, August 26, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 138-144 West 25th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 16, 1926 (Order No. 99309-LD), reads:

"1. Remove all articles or wares of any nature from stairway enclosure at east side of building on the 1st story, as per Rule 5, of the Board of Standards and Appeals, July 29, 1924. Note: Cigar and Candy Stand."; and

WHEREAS, the building is fireproof, 12 stories in height, 90 ft. by 81 ft. in area at 1st story and 90 ft. by 75 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, 50 persons per story; petitioner occupying a portion of the easterly entrance hall as a cigar and candy stand; EQUIPPED with a sprinkler system, a fire alarm signal system and a standpipe equipment; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 2nd story balcony; with EGRESS from the termination of the exterior stairway by means of a fireproof passageway leading to the westerly entrance hall to the street; and

WHEREAS, petitioner contends that the cigar and candy stand is located in such a position as to afford a 5-foot clearance and that it does not interfere with egress from the building.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

750-26-S.

PETITIONER—Samuel Rosenblum, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—172 Sands street, Borough of Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(750-26-S)

WHEREAS, Samuel Rosenblum, for Samuel Osfer, lessee, filed, September 10, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 172 Sands street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 26, 1926 (Order No. 91706-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"Among the defects noted are the following:

"Not screened to a height of 4' 6".

"No stairway from top balcony to roof.

"2. Remove the sub-standard fire escape on the front of building or reconstruct same as per Sec. 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 9, 1924. Among the defects noted are the following:

"Windows on course not fireproof, self-closing.

"3. Enclose the interior stairway at the west side of building serving as a required means of exit, and the landings, platforms, and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."; and

and

WHEREAS, the building is fireproof, 6 stories in height, 19 ft. by 95 ft. in area; OCCUPIED by one tenant as a candy factory: 1st story, 4 persons; 2nd story, 5 persons; 3rd story, 3 persons; 4th story, 5 persons; 5th story, 5 persons; 6th story, 7 persons; EXITS: an interior wooden stairway, extending from the roof to the open loft on the 1st story; enclosed in fire-retarding partitions (excepting lath and plaster partitions on the 1st story, and accommodation opening on the 3rd story protected by a wooden door and, also, wire glass panels 28 in. by 54 in. in area, in the stair enclosure) with fireproof doors at openings; a sub-standard fire escape on the front of the building, having unprotected openings along the course thereof, extending from the top story to the 2nd story balcony, with drop ladder to street; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story to an open court leading to street; ROOFS of adjoining buildings: to west, 3 stories lower; to east, 2 stories lower; and

WHEREAS, petitioner proposes to fire retard the stair enclosure at the 1st story and to provide a fireproof door at the accommodation opening in the stair enclosure on the 3rd story and requests the acceptance of the wire glass panels, and, also, the acceptance of the present termination of the stairway in view of the narrow width of the building; and as to the fire escapes, requests their acceptance as there is no safe egress from the roof, and that the occupancy of the building is small.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* as to Item 1, only so far as it affects the stairway from the top story balcony of fire escape to the roof, *on condition* that a goose neck ladder shall be provided from the top story balcony to the roof and that the fire escape shall comply with the requirements of the labor law in all other respects; and *granted* as to Item 2, only so far as it affects the fireproofing of the windows, *on condition* that the fire escape shall comply with the requirements of the labor law in all other respects; and *granted* as to Item 3, only so far as the egress from the termination in the first story is affected, *on condition* that a horizontal exit shall be provided at the termination of the stairs in the stairway enclosure on the ground floor level to the adjoining premises to the west, which is under the same operation and control, and that egress from the said premises to the street shall be maintained free and unobstructed, and that the stair enclosure shall comply with the requirements of the labor law in all other respects.

114-26-S.

PETITIONER—Sugarman & Berger, for 63 Prince Street Corp., owner.

SUBJECT—Application for reopening, amendment of resolution, re variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—63-65-67 Prince street, Manhattan.

APPEARANCES—

For Petitioner: Wm. J. Minogue.

ACTION OF BOARD—Petition denied.

THE VOTE TO REOPEN—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(114-26-S)

WHEREAS, Sugarman and Berger, for 63 Prince Street Corp., owner, filed, February 10, 1926, a petition for variation from the requirements of the labor law as cited in a decision of the superintendent of buildings, affecting premises 63-65-67 Prince street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 22, 1926 (N. B. Applic. No. 415-1925), reads:

"1. All windows should conform to Section 264 of Labor Law. No pane in windows may exceed 720 sq. inches.";

and

WHEREAS, the building is fireproof, 15 stories in height, 84 ft. 9 in. by 143 ft. 4 in. in area; OCCUPIED as a tenant factory, 120 persons on each story; and

WHEREAS, the petitioner proposes to install plate glass windows set in metal frames on the two street fronts, the maximum size: 1st story, 10 ft. by 9 ft. 5 in.; 2nd story, 4 ft. 6 in. by 6 ft. 2 in.; the petitioner contends that the windows under this petition will be used as shop windows; and

WHEREAS, this petition was granted by the board at its meeting, May 25, 1926, and September 30, 1926, on certain conditions and petitioner requests a modification of these conditions as to the use of metal-covered frames instead of all metal and as to the size of openings in the 2nd story.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted* only so far as it affects the openings on the street front of the two (2) lower stories *on condition* that all openings shall be equipped with frames and sashes complying with the labor law glazed with  $\frac{1}{4}$  inch polished plate glass, and that the

requirements of the labor law shall be complied with in all other respects, and that the requests as to increasing size of glass panels in openings in the 2nd story be and it hereby is *denied*.

19-23-S.

PETITIONER—Arthur F. Schermerhorn, for George S. Schermerhorn, et al., owners.

SUBJECT—Application for reopening, amendment of resolution, re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—92 Prince street, Manhattan.

APPEARANCES—

For Petitioner: Edward G. Schermerhorn.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(19-23-S)

WHEREAS, Thomas A. Williams, for E. Schermerhorn, owner, filed, January 4, 1923, a petition, with the board of standards and appeals, for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 92 Prince street, Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Arrange the fire escape on the rear of the building, in compliance with the provisions of sections 273 and 274 of the Labor Law.

"NOTE: Among the defects noted on this fire escape are the following: Windows on course of fire escape not fireproof, self-closing; no balconies at second story; no counterbalanced stair to street.";

and

WHEREAS, the building is non-fireproof, 3 stories and basement in height, 26 ft. by 78 ft. in area in the 1st story and 26 ft. by 48 ft. in area above; OCCUPIED: basement, lunch room; 1st story, manufacturing muslin underwear, 5 persons; 2nd and 3rd stories, manufacturing leather novelties, 20 persons; the means of egress consisting of an interior stairway extending from the 1st story to the roof, enclosed in lath and plaster partitions, with wood doors at the openings; a fire escape on the rear of the building, with landing on extension roof in the 2nd story, with balcony leading to extension roof on the Mercer street front, a 60-degree stairs to balcony at the 1st story, with drop ladder in guides to street, with fireproof windows along course of the fire escape, except in the top story; and

WHEREAS, petitioner contends that the fire escape was accepted by the acting chief of the bureau of fire prevention June 24, 1919, and that the means of egress are adequate; and

WHEREAS, the board deemed that the recommendations of the acting chief of the bureau of fire prevention of June 24, 1919, should be ratified; and

WHEREAS, this petition was granted by the board at its meeting, February 13, 1923, on certain conditions, and applicant requested a modification of these conditions as to occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law and that the petition be and it hereby is *granted on condition* that the recommendations of the acting chief of the bureau of fire prevention of June 24, 1919, shall be complied with and that the occupancy shall not exceed 25 persons above the 1st story.



# MINUTES

5-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Morris Katz and Robert Horowitz, owners.

SUBJECT—Application for reopening, amendment to resolution, re appeal from orders of fire commissioner.

PREMISES AFFECTED—831 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

ACTION OF BOARD—

(325-26-S)

WHEREAS, Arthur Werner, for Morris Katz, owner, filed, April 16, 1926, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises No. 831 Third avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 1925, read:

Order No. 77015-LD:

"1. Arrange the fire escape at rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. (See Note).

"1. Windows on course not fireproof, self-closing. 2. Connecting stairs not 60 degree. 3. Does not extend to roof. 4. No counter-balanced stairs provided at 2nd story balcony to ground, and 5. No direct egress to street from lower termination of the fire escape.

"2. Enclose interior stairway at south side of building in partition of fire resisting material on 3rd story, as per rule 3 of the Board of Standards and Appeals, adopted July 29, 1924.

"3. Extend the interior stairway at the south side of building to the roof, as per Sec. 271 of the Labor Law."

Order No. 77016-LD:

"1. Provide exit signs, letters to be at least 8" in height, at all means of egress with a red light over all

such exits for use in time of darkness, as per Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 4 stories in height, 35 ft. by 65 ft. in area at 1st and 2nd stories and 35 ft. by 55 ft. in area above; OCCUPIED: cellar, storage of furniture frames and shipping room, no occupancy; 1st story, dry goods store; 2nd story, show room, no occupancy; 3rd story, upholstery, 4 persons; 4th story, draperies, 10 persons; EXITS: an interior wooden stairway, extending from the 1st story to top story (with iron ladder to scuttle in roof); enclosed in wooden partitions with wooden doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the top story balcony to the roof of the 2nd story extension; with EGRESS from the termination of the fire escape by means of a single-rung ladder leading to yard of premises to the east; ROOFS of adjoining buildings are at same level; and

WHEREAS, this petition was denied by the board at its meeting, July 27, 1926, and reopened by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Order No. 77015, Item 1, on condition that a standard labor law 60-degree fire escape shall be erected on the front of the building and that the existing fire escape on the rear shall be made and maintained structurally safe; and denied as to Order No. 77015, Items 2 and 3 and Order No. 77016, Item 1.

## APPLIANCES SUBMITTED FOR APPROVAL.

55-26-SA.

PETITIONER—Manuel A. Ferreira.

SUBJECT—Approval of Ferreira Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of board.

751-26-SA.

PETITIONER—Jones Oil Burner Company.

SUBJECT—Approval of Jones Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of board.

## RULES.

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendment to Standpipe Rules.

APPEARANCES—

For Petitioner: W. B. White, F. C. Thomas.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

adopted by the Board of Standards and Appeals, April 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RULES

## FUEL OIL RULES

### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924, and November 3, 1926.

#### Rule 1. Definition.

The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

#### (a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

#### (b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(c) Oils derived from or including petroleum that have a flash-point below a temperature of 135 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

#### (d) Where the Use of Grade B Fuel Oil Is Permitted.

Grade B Fuel Oil, within the meaning of these rules, may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.

(f) No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

#### Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

#### Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

#### Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

##### Subdivision A. Grade A Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

##### Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

##### Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located



# RULES

outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Subdivision B. Grade B Fuel Oil.

### Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be complete encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.

### Section 2. Capacity.

The total storage capacity shall not exceed 1,100 gallons.

## Rule 5. Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.

### Section 1. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.



# RULES

## (e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Vertical Storage Tanks Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{3}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.



# RULES

## Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks for the Storage of Fuel Oil.

### Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

### Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

### Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

### Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.

### Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted; except that for Grade B oil  $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

### Section 3a. Tests for Piping. Grade A.

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ( $1\frac{1}{2}$ ) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

### Section 3b. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.

### Section 3c. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 4. Relief Valves.

(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than  $\frac{1}{2}$  in. by  $\frac{1}{2}$  in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with



# RULES

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.

## Section 5. Fill Pipes.

(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.

## Section 6. Vent Pipes.

(a) An open, galvanized iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 7. Return Pipes from Burners.

Return lines from burners, where necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Rule 9. Valves and Control of Flow for Fuel Oil.

### Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size

containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

### Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve. Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Grade A Fuel Oil.

A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.

## Rule 11. Pumps for Fuel Oil.

### Subdivision A. Grade A Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

### Subdivision B. Grade B Fuel Oil.

(a) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(b) Pumps shall be of approved design as described in Rule 11A (a).

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.



# RULES

## Rule 13. General Devices for Grade A Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant Other Than Domestic Installations Using Grade A Fuel Oil.

No fuel oil burning plant shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings or more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Grade B Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

## Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device when installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

## Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire retarding material; the ceiling except it be of fireproof construction shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra-cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

## Rule 21. Systems Prohibited Where Grade B Fuel Oil Is Used.

The use of auxiliary tanks between pump and burner of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited.

## Rule 22. Use of Grade A or Grade B Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	115
Cases filed up to and including November 17, 1926..	937	Dismissed .....	61
Restored to calendar .....	79	Denied .....	250
		Granted .....	3
		Granted on condition.....	714
		Appliances approved .....	33
		Appliances dismissed, disapproved or withdrawn....	30
		Rules approved .....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen .....	221	Requests to reopen granted .....	197
Requests to amend .....	42	Requests to reopen denied .....	19
Requests for modification .....	35	Requests to amend granted .....	40
Requests to rescind .....	5	Requests to amend denied .....	2
Requests for extension of time .....	18	Requests for modification granted .....	31
Requests for extension of permit .....	31	Requests for modification denied .....	4
Requests for mechanical installations .....	1	Requests to rescind granted .....	5
Requests for approval of plans .....	13	Requests to rescind denied .....	0
Administrative requests .....	1	Requests for extension of time granted .....	18
Requests for interpretation .....	0	Requests for extension of time denied .....	0
		Requests for extension of permit granted .....	30
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved .....	13
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
Total .....	2126	Total .....	1575
Disposed of.....	1575		
Cases pending November 17, 1926.....	551		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 48

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

communications should be addressed to the chairman of the board.

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, November 23, 1926, at 10 a. m.

Minutes of Regular Meeting, November 23, 1926, at 2 p. m.

Corrections.

Fire Retarding Rules.

Reserve Calendar.

Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 30, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 7, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending November 24, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
963-26-BZ.....	B.B.R.	..640 Henderson ave., West New Brighton, Staten Island, Rich. Alt. 697-1926
962-26-BZ.....	B.B.B.	..8504-8510 21st ave., Bklyn., App. 20801-1926
961-26-S.....	F.D.	....327-329 Jackson ave., L. I. C., Q., L. D. 96833
960-26-S.....	F.D.	....90-94 Grand st., Man., L. D. 78806
959-26-BZ.....	B.B.Bx.	W. S. Eastburn ave., 238.3 ft. No. of E. 174th st., Bx., N. B. 2919-1926
958-26-BZ.....	B.B.Bx.	E. S. Jerome ave., 50 ft. No. of E. 174th st., Bx., N. B. 2899-1926
957-26-A.....	F.D.	....2960 Rockaway blvd., Far Rockaway, Q., Alt. 3774-1926
956-26-S.....	F.D.	....36-40 Stagg st., Bklyn., L. D. 97606
955-26-S.....	F.D.	....3743 Bronxwood ave., Bx., L. D. 62150
954-26-S.....	F.D.	....35 Forsyth st., Man., L. D. 97924
953-26-BZ.....	B.B.Bx.	..836 Adee ave., Bx., N. B. 2360-1926
952-26-A.....	F.D.	....95-97-99 Cliff st., Man., F-91849
951-26-BZ.....	B.B.Bx.	..1143-1147 Ogden ave., Bx., N. B. 2512-1926
950-26-SA.....	F.D.	....Ideal Fuel Oil Burner, Appliance
949-26-BZ.....	F.D.	....N. W. C. City Island ave. and Winter st., Bx., Alt. 3507-1926
948-26-S.....	F.D.	....225-227 State st., Bklyn., L. D. 99601
947-26-A.....	F.D.	....306-310 West 52nd st., Man., Order 295-1926
946-26-BZ.....	B.B.B.	..1713-1717 Neck rd., Bklyn., Applic. 17878-1926
945-26-BZ.....	B.B.Bx.	E. S. University ave., 50 ft. No. Brandt pl., Bx., N. B. 2301-1926
944-26-BZ.....	B.B.Q.	..E. S. Weirfield st, 124 ft. 8 in. No. Cypress ave., Ridgewood, Q, N. B. 17586-1926
943-26-SA.....	F.D.	....Doherty Oil Burner, Appliance
942-26-BZ.....	B.B.Bx.	..2061 Bryant ave., Bx., Alt. 664-1926
941-26-BZ.....	B.B.Bx.	..1963 Prospect ave., Bx., Alt. 669-1926
940-26-BZ.....	B.B.B.	..1109 45th st., Bklyn., Applic. 5943-1922
939-26-BZ.....	B.B.B.	..4409 New Utrecht ave., Bklyn., Applic. 2795-1926

938-26-BZ.....B.B.Bx. .1000 East 172nd st., Bx., N. B. 2846-1926

*Restored to Calendar.*

412-25-BZ.....B.B.B. ..840 Washington ave., Bklyn., App. 4644-1925  
 1036-22-SA.....F.D. ....Maxon New Style Oil Burner, Appliance  
 105-26-S.....H.D. ....437 Metropolitan ave., Bklyn., Sanitary Certificate

## CODE.

F.D. ....Fire Department  
 H.D. ....Health Department  
 B.B.B. ....Bureau of Buildings, Brooklyn  
 B.B.M. ....Bureau of Buildings, Manhattan  
 B.B.Q. ....Bureau of Buildings, Queens  
 B.B.R.....Bureau of Buildings, Richmond  
 B.B.Bx. ....Bureau of Buildings, Bronx  
 T.H.D.....Tenement House Department

## CALL OF CLERK'S CALENDAR TUESDAY, NOVEMBER 30, 1926, AT 2 P. M.

*Building Zone Cases.*

704-26-BZ.  
 APPLICANT—Springsteen and Goldhammer, for 110 West 42nd Street Corp., owner.  
 PREMISES—1 West 52nd street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be used for business purposes and 25 per cent manufacturing.

794-26-BZ.  
 APPLICANT—William F. Doyle, for Milef Realty Corp., owner.  
 PREMISES—65-69 Broad street and 30-36 Beaver street, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a 2½ times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.

795-26-BZ.  
 APPLICANT—William F. Doyle, for Bacon Coal Co. owner.  
 PREMISES—142-148 Cumberland street, Brooklyn.  
 APPLICATION, under sections 7e and 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

813-26-BZ.  
 APPLICANT—Samuel Rosenblum, for Rosheg Realty Corp., owner.  
 PREMISES—1642 Benson avenue and 86 Bay 14th street, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,



# CALENDAR

TO PERMIT in a residence district the erection and maintenance of a building to be used as a store on the first story and dwellings above.

31-26-BZ.

APPLICANT—Edward P. Doyle, for Mrs. L. R. Penn, Elizabeth Haggerty and Arthur Hummerstone, owners.

PREMISES—Southeast corner of Lyons avenue and Ditmars boulevard, East Elmhurst, Borough of Queens. APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area district the maintenance of a building erected along the street line of the lot instead of setting back as required by the zone resolution.

34-26-BZ.

APPLICANT—Joseph B. Lynch, for Harold K. Heiss, owner.

PREMISES—Northeast corner of Bainbridge avenue and Gun Hill road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

40-26-BZ.

APPLICANT—Ferdinand Savignano, for August Kuhne, owner.

PREMISES—8124-8202 18th avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT on a plot, the layout of which on the ground differs from that shown on the use district map, located partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and the omission of the required rear yard or equivalent.

5-26-BZ.

APPLICANT—John L. Buckley, for George Ehret, owner.

PREMISES—2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station.

6-26-BZ.

APPLICANT—Louis A. Sheinart, for Sadie Stein, owner.

PREMISES—1601 Avenue H, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area and residence district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area district.

15-25-BZ.

APPLICANT—William F. Doyle, for Daniel P. Devaney, owner.

PREMISES—East side Coney Island avenue, 315 ft. south of Avenue N, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the installation and maintenance of a gasoline selling station (previously denied).

NOVEMBER 30, 1926, 10 A. M.

*Appeals from Administrative Orders.*

170-26-A—327-329 East 29th street, Manhattan.

373-26-A—229-239 Knickerbocker avenue, Brooklyn.

575-26-A—West side of Canal street, 173 ft. north of Chester avenue, Woodhaven, Borough of Queens.

462-26-A—237 East Fordham road, The Bronx.

628-26-A—73-81 Stone avenue, Brooklyn.

650-26-A—25 Bergen street, Brooklyn.

710-26-A—443-455 19th street, Brooklyn.

714-26-A—381 Rider avenue and 384 Canal place, The Bronx.

728-26-A—27 Wilbur avenue, Long Island City, Borough of Queens.

736-26-A—245 Hunterspoint avenue (Building A), Long Island City, Borough of Queens.

739-26-A—245 Beverly road, Douglaston, Borough of Queens.

740-26-A—315 Hollywood avenue, Douglaston, Borough of Queens.

743-26-A—10-24 Orchard street, Long Island City, Borough of Queens.

903-26-A—331-341 West 86th street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 30, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 289-26-BZ—Application, April 5, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of H. and S. Sonn, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 ft. east of Union avenue, The Bronx.

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

CAL. NO. 528-26-BZ—Application, June 8, 1926, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Oscar E. Hayman, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2150-2176 Gravesend avenue, Brooklyn.

CAL. NO. 603-26-BZ—Application, July 10, 1926, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of John Ballschuss and Oskar Ballschuss, owners, to permit in a business district the erection and maintenance of



# CALENDAR

a gasoline selling station; premises 22016 Merrick road, northeast corner of 221st street, Springfield, Borough of Queens.

CAL. NO. 705-26-BZ—Application, August 13, 1926, under section 21 of the building zone resolution, of Hannah E. Plant and Geo. Robinson, applicants and owners, to permit in a residence district the erection and maintenance of a building with stores on the first story; premises 430-436 East 21st street, Brooklyn.

CAL. NO. 726-26-BZ—Application, August 24, 1926, under section 7b of the building zone resolution, of John J. Mackey, applicant, on behalf of Hyman Grobelsky and Harry Slater, owners, to permit in a residence district extending from a business district the erection and maintenance of an extension used for business purposes; premises 4806-4810 New Utrecht avenue, Brooklyn.

CAL. NO. 762-26-BZ—Application, September 15, 1926, under sections 7b and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Ernest J. Coates, owner, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 140 Remsen street, Brooklyn.

CAL. NO. 853-26-BZ—Application, October 19, 1926, under section 21 of the building zone resolution, of Hugo Magnuson, architect, on behalf of William Peat, owner, to permit in a residence district the erection and maintenance of an ice manufacturing plant; premises 416-426 West 204th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## NOVEMBER 30, 1926, 2 P. M.

### *Petitions for Variations.*

- 636-26-S—19-27 East 45th street, Manhattan.
- 663-26-S—225-231 West 35th street, Manhattan.
- 677-26-S—560 Seventh avenue, Manhattan.
- 698-26-S—247-249 West 30th street, Manhattan.
- 699-26-S—251-255 West 30th street, Manhattan.
- 768-26-S—39-41 West 29th street, Manhattan.
- 769-26-S—15 East 31st street, Manhattan.
- 779-26-S—45 West 46th street, Manhattan.
- 783-26-S—9 Leonard street and 155-159 Franklin street, Manhattan.
- 786-26-S—144-154 West 30th street, Manhattan.
- 838-26-S—3-5 East 55th street and 705-713 Fifth avenue, Manhattan.
- 856-26-S—18-24 Vestry street and 182-200 Hudson street, Manhattan.

### *Appliances Submitted for Approval.*

- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 792-26-SA—North American Low Pressure Oil Burner, approval of.

### *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## CALL OF CLERK'S CALENDAR TUESDAY, DECEMBER 7, 1926, AT 2 P. M.

### *Building Zone Cases.*

662-26-BZ.

APPLICANT—Israel Richel, owner.

PREMISES—Southeast corner of Boston road and Eastchester road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

811-26-BZ.

APPLICANT—George S. A. McNeil, for Ben Fooshkill owner.

PREMISES—9100 Atlantic avenue, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

819-26-BZ.

APPLICANT—Thomas W. Lamb, for Park Slope Amusement Corp., owner.

PREMISES—314-332 8th street and 345a-349 9th street, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension from a business district into a residence district of a proposed theatre.

841-26-BZ.

APPLICANT—Frederick J. Flynn, for Prospect Hill Apartments, Inc., owner.

PREMISES—45-67 Prospect place, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

861-26-BZ.

APPLICANT—William F. Doyle, for A. E. Norton, Inc., owner.

PREMISES—685 Fifth avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

862-26-BZ.

APPLICANT—William F. Doyle, for Roseberg Holding Co., Inc., owner.

PREMISES—Northwest corner of Bay Parkway and 59th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

412-25-BZ.

APPLICANT—William F. Doyle, for Rosie Kellner owner.

PREMISES—840 Washington avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house, the first story to be used for store purposes (previously denied).



# CALENDAR

DECEMBER 7, 1926, 10 A. M.

## *Appeals from Administrative Orders.*

- 746-26-A—45 West 45th street, Manhattan.  
 758-26-A—461 Pearl street, Manhattan.  
 759-26-A—1 Madison avenue, Manhattan.  
 766-26-A—146 Elizabeth street and 346-354 Broome street, Manhattan.  
 770-26-A—68-70 William street, Manhattan.  
 777-26-A—168 East 95th street, Manhattan.  
 345-26-A—56 Greenwich avenue, Manhattan.  
 341-26-A—234-236 Franklin street, Brooklyn.  
 752-26-A—419-427 Marcy avenue, Brooklyn.  
 785-26-A—177-183 Dyckman street, Manhattan.  
 790-26-A—2315-2317 Third avenue, Manhattan.  
 775-26-A—155-163 Avenue D and 738-750 East 11th street, Manhattan.  
 788-26-A—428-430 East 166th street and 431 East 165th street, The Bronx.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 7, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.

CAL. NO. 520-26-BZ—Application, June 7, 1926, under section 7g of the building zone resolution, of Jacob Lubroth, Inc., architects, on behalf of Charles Fineman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

CAL. NO. 660-26-BZ—Application, July 30, 1926, under section 7 b of the building zone resolution, of J. M. Felson, architect, on behalf of Felco Realty Co., owner, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Sheridan avenue, 198.22 ft. south of East 158th street, The Bronx

CAL. NO. 676-26-BZ—Application, August 2, 1926, under section 7e of the building zone resolution, of James P. Whiskeman, architect, on behalf of Irving Robinson, owner, to permit partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1313-1321 Jerome avenue, The Bronx.

CAL. NO. 724-26-BZ—Application, August 21, 1926, under section 21 of the building zone resolution, of Chester Baffa, applicant, on behalf of John Franzese, owner, to permit in an "F" area district the erection of a

building without the setback required by the zone resolution; premises northwest corner of Orchard street and Gaylord avenue, Jamaica, Borough of Queens.

CAL. NO. 910-25-BZ—Application, October 19, 1926, under section 7e of the building zone resolution, of James A. Higgins, applicant, on behalf of Anthony Giura, owner, to permit in a business district the change of occupancy of a building used for the storage of hay, grain and feed, to a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 1421-1425 65th street, Brooklyn.

CAL. NO. 473-26-BZ—Application, May 25, 1926, under section 21 of the building zone resolution, of Old Colony Engineering Co., Inc., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories; premises 1832-1840 Ocean avenue, Brooklyn.

CAL. NO. 659-26-BZ—Application, July 30, 1926, under section 21 of the building zone resolution, of Michael Schneideman, applicant, on behalf of Aaron Scheiderman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

CAL. NO. 868-26-BZ—Application, October 25, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1016 Fifth Avenue Co., Inc., owner, to permit in a 1¼ times height district the erection and maintenance of the street wall higher than that permitted by the zone resolution; premises 1016 Fifth avenue and 2-6 East 83rd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 7, 1926, 2 P. M.

## *Appeal from Administrative Order.*

- 583-26-A—19 East 12th street, Manhattan.  
 9-26-A—103-109 North 3rd street, Brooklyn.  
 557-26-A—656 St. Nicholas avenue, Manhattan.  
 709-26-A—450-456 West 131st street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December 7, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Syndicate, Inc., owner, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 685-26-BZ—Application, August 5, 1926, under sections 7c and 21 of the building zone



# CALENDAR

resolution, of John J. Dunnigan, applicant, on behalf of 165th Street Arcade Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2861-2869 Bailey avenue, The Bronx.

CAL. NO. 681-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Save Stations, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens.

CAL. NO. 694-26-BZ—Application, August 10, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 699 East Fordham road, The Bronx.

CAL. NO. 621-25-BZ—Application, October 26, 1926, under sections 7a, 7b and 7c of the building zone resolution, of McCooey and Conroy, applicants, on behalf of D. Tedeseo, owner, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied); premises 63-67 New York avenue, Brooklyn.

CAL. NO. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 14, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 737-26-A—1790 Broadway, Manhattan.
- 797-26-A—1357 Plimpton avenue, The Bronx.
- 804-26-A—38-40 Commerce street, Manhattan.
- 806-26-A—466 Vanderbilt avenue, Brooklyn.
- 822-26-A—40-42 East 19th street, Manhattan.
- 826-26-A—105-109 West 71st street and 110-112 West 72nd street, Manhattan.
- 828-26-A—1359 Plimpton avenue, The Bronx.
- 837-26-A—Southeast corner of Nelson avenue and Van Dam street, Long Island City, Borough of Queens.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone

resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 647-26-BZ—Application, July 27, 1926, under section 21 of the building zone resolution, of Levy and Berger, applicants, on behalf of Shula Weiman, owner, to permit in a residence district the maintenance of the first story for business (store) purposes; premises 327 Kosciuszko street, Brooklyn.

CAL. NO. 747-26-BZ—Application, September 3, 1926, under section 21 of the building zone resolution, of Norman E. Naeman, applicant, on behalf of Dora A. DeWaltoff, owner, to permit in an "E" area and also residence district the omission of the required setback, and also the occupancy of a greater portion of the lot than that permitted by the zone resolution; premises southeast corner of Ridge boulevard and 87th street, Brooklyn.

CAL. NO. 761-26-BZ—Application, September 15, 1926, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg & Son, architects, on behalf of Halpern Construction Co., Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store occupancy in part of first story; premises 1301-1307 Walton avenue and 24-32 Clarke place, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 14, 1926, 2 P. M.

### *Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.
- 719-26-S—709-711 Sixth avenue, Manhattan.
- 760-26-S—177-179 Stagg street, Brooklyn.
- 608-26-S—Northwest corner of Kingsland avenue and Lydig place, Corona, Borough of Queens.
- 635-26-S—167-173 Rockaway road, Jamaica, Borough of Queens.
- 656-26-S—2566-2570 Atlantic avenue, Brooklyn.
- 784-26-S—18 East 46th street, Manhattan.
- 796-26-S—313-315 West 35th street, Manhattan.
- 801-26-S—722-728 Henry street, Brooklyn.
- 802-26-S—728-748 East 136th street, The Bronx.
- 818-26-S—47 West 47th street, Manhattan.
- 823-26-S—40-42 East 19th street, Manhattan.
- 79-26-S—507-513 Kent avenue and 17-19 Rush street, Brooklyn.
- 371-26-S—265 Wyckoff street, Brooklyn.



# CALENDAR

## *Appliances Submitted for Approval.*

799-26-SA—Faraday Break Glass Door Locking for Fire Alarm Boxes, approval of.

246-26-SA—Walker Oil Burner, approval of.

## **DECEMBER 21, 1926, 10 A. M.**

### *Appeals from Administrative Orders.*

80-26-A—507-513 Kent avenue and 17-19 Rush street, Brooklyn.

180-26-A—422-424 East 4th street, Manhattan.

716-26-A—261 Lawrence street, Astoria, Borough of Queens.

718-26-A—259 Singer street, Astoria, Borough of Queens.

791-26-A—123-133 Borden avenue, Long Island City, Borough of Queens.

830-26-A—10 East 44th street, Manhattan.

847-26-A—462-464 Broadway and 22-24 Crosby street, Manhattan.

849-26-A—174 Linden avenue, Flushing, Borough of Queens.

860-26-A—222 East 24th street, Manhattan.

807-26-A—387-405 Southern boulevard, The Bronx.

## **DECEMBER 21, 1926, 2 P. M.**

### *Petitions for Variations.*

782-26-S—87 Roebling street, Brooklyn.

808-26-S—655 East Fordham road, The Bronx.

829-26-S—3652-3656 Park avenue, The Bronx.

832-26-S—356-358 West 40th street, Manhattan.

848-26-S—462-464 Broadway and 22-24 Crosby street, Manhattan.

850-26-S—133-135 Greene street, Manhattan.

857-26-S—11-13 West 30th street, Manhattan.

446-26-S—58-64 West 40th street, Manhattan.

447-26-S—58-64 West 40th street, Manhattan.

448-26-S—58-64 West 40th street, Manhattan.

610-26-S—1351-1365 Broadway, Manhattan.

612-26-S—333 Seventh avenue, Manhattan.

422-26-S—58-64 West 40th street, Manhattan.

423-26-S—58-64 West 40th street, Manhattan.

424-26-S—58-64 West 40th street, Manhattan.

425-26-S—58-64 West 40th street, Manhattan.

389-26-S—301-305 Seventh avenue (15th floor), Manhattan.

390-26-S—301-305 Seventh avenue (6th floor), Manhattan.

391-26-S—301-305 Seventh avenue (4th floor), Manhattan.

489-26-S—208-212 West 30th street, Manhattan.

497-26-S—34 East 30th street, Manhattan.

666-26-S—31 East 31st street, Manhattan.

667-26-S—31 East 31st street, Manhattan.

668-26-S—31 East 31st street, Manhattan.

669-26-S—31 East 31st street, Manhattan.

670-26-S—31 East 31st street, Manhattan.

671-26-S—31 East 31st street, Manhattan.

672-26-S—31 East 31st street, Manhattan.

673-26-S—31 East 31st street, Manhattan.

701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

# MINUTES

## **BOARD OF STANDARDS AND APPEALS**

### **REGULAR MEETING.**

**TUESDAY MORNING, NOVEMBER 23, 1926.**

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, November 16, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, November 16, 1926, were approved as printed in the Bulletin, No. 47, Vol. XI.

### **APPEALS FROM ADMINISTRATIVE ORDERS.**

9-26-A.

APPELLANT—Philip Steigman, for New York Corrugated Case Co., lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—103-109 North Third street, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m.

557-26-A.

APPELLANT—James McGuire, for Slater Estates, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—656 St. Nicholas avenue, Manhattan.

### **APPEARANCES—**

For Appellant: None.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m.

709-26-A.

APPELLANT—James C. McGuire, for Knickerbocker Hospital, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—450-6 West 131st street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m.

903-26-A.

APPELLANT—David E. Kennedy, Inc., for C. S. & K. Construction co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—331-341 West 86th street, Manhattan.

APPEARANCES—

For Appellant: William E. Risley, David E. Kennedy.



# MINUTES

ACTION OF BOARD—Laid over to November 30, 1926, at 10 a. m., for submission to fire department for report.

839-26-A.

APPELLANT—Re-Ly-On Oil Burners, Inc., for Melcher Marsa, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—43 Waldorf Court, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

568-26-A.

APPELLANT—Baker Oil Burner Corporation, for L. J. Mayreis, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—6933 Exeter street, Forest Hills, Borough of Queens.

APPEARANCES—

For Appellant: George C. LaBlanc.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(568-26-A)

WHEREAS, the Baker Oil Corporation, for L. J. Mayreis, owner, filed an appeal from an order of the fire commissioner, affecting premises 6933 Exeter street, Forest Hills, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 7, 1926, reads:

"Order No. 3056-LC:

"1. Expose buried fuel oil storage tank to view so that a proper hydrostatic pressure test may be made by a representative of the Fire Commissioner, as per Rule 7.

"3. Bury all fuel oil carrying piping, suction and return lines.

"4. Locate shut-off valve on suction line on level with cellar floor inside of cellar wall, as per plan.

"6. Provide a hydrostatic test of not less than 100 lbs. per square inch for all Grade B Fuel Oil carrying piping. \* \* \*";

and

WHEREAS, the building is non-fireproof, 2 stories and attic in height, 22 ft. by 38 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed, consisting of a 1,100-gallon storage tank (buried outside the premises) an approved Baker Automatic Oil Burner and the necessary valves (the shut-off valve being located above the cellar floor) and piping to make a complete installation; and

WHEREAS, appellant contends as to Item 1 that the tank has undergone a satisfactory test by the manufacturer; as to Items 3 and 4, contends that the piping was installed as shown upon the plans filed with this case in order to avoid sewer pipes and other obstructions; and as to Item 6, con-

tends that all piping is standard, full-weight galvanized wrought iron.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to Item 1 *on condition* that certificate of factory test shall be filed with the fire commissioner as to the tank; as to Item 3 *granted on condition* that all pipes, where exposed above the cellar floor or projecting beyond the walls, shall be encased in cement concrete, not less than two inches beyond the face of the pipe in any line; as to Item 4, *granted on condition* that the control of the shut-off valve shall be located on the face of the wall, at all times accessible and so marked; as to Item 6, *granted on condition* that all piping shall be of standard, full-weight wrought iron; and that the installation shall comply with the fuel oil rules in all other respects.

614-26-A.

APPELLANT—Wm. F. Conran, for Borden Farm Produce Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—80-92 3rd avenue, Brooklyn.

APPEARANCES—

For Appellant: Wm. F. Conran.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(614-26-A)

WHEREAS, Wm. F. Conran, for the Borden Farm Produce Co., owner, filed an appeal from an order of the fire commissioner, affecting premises 80-92 Third avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 7, 1924, reads:

"Order No. 54636:

"Install a standpipe system with risers 4 in. in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story, including basements, cellars and roofs, placed within main stairway enclosure.";

and

WHEREAS, the building is fireproof, 2, 3 and 4 stories (52 ft.) in height, having a frontage of 175 ft. on Third avenue and a frontage of 140 ft. on Dean street, a total area of approximately 27,000 sq. ft., divided into sub-areas by masonry partition walls, with the openings therein protected by self-closing fireproof doors; OCCUPIED as a milk bottling plant; 1st story, 25 persons; 2nd story, 57 persons; 3rd story, 6 persons; 4th story, no persons; and

WHEREAS, appellant contends that practically all of the area of the building is occupied by ice boxes, chill rooms, ice tanks, etc., and that the premises are always saturated with water due to the washing of bottles and cans, and contends further that only a small portion of the plant is heated; and

WHEREAS, there is no single area in this entire group in excess of 7,600 sq. ft.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* so long as the present use and operation shall remain substantially unchanged; that the building shall be not increased in height or area; and that all horizontal openings as now equipped with fireproof doors shall be so maintained,



# MINUTES

617-26-A.

APPELLANT—Seldner & Enequist, Inc., owners.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—86-112 Hausman street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.  
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(617-26-A)

WHEREAS, Samuel Rosenblum, for Seldner & Enequist, Inc., owner, filed, July 14, 1926, an appeal from an order of the fire commissioner, affecting premises 86-112 Hausman street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 26, 1926, reads:

"Order No. 4491-LC:

"1. Install a standpipe 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves. \* \* \*

"2. Provide an approved means of ventilation for each compartment where collodion, alcohol, rubber cement and benzole are stored in metal sealed cans.

"3. Discontinue the practice of filling metal-sealed cans from drums of alcohol and benzole on the premises.

"6. Provide separate compartment for filling metal-sealed cans of benzole and alcohol, such compartment to be built with suitable foundations."

and

WHEREAS, the premises consist of a plot of ground, having a frontage on Hausman street, and also on Apollo street, upon which are located a group of buildings forming the plant of Seldner & Enequist, Inc., manufacturing chemists; buildings No. 6 and No. 9 being the ones in question relative to Item 1 of the orders; and building No. 7 being the one in question relative to Items 2, 3 and 6 of the fire department orders; buildings No. 6 and No. 9 being separated by a 16-inch masonry wall with six windows therein, (each 2 ft. 10 in. by 4 ft. 8 in. in area), are non-fireproof, one story in height; No. 6 being 67 ft. by 121 ft. (inside area 7,660 sq. ft.) in area; and No. 9 being 26 ft. by 100 ft. (inside area 2,440 sq. ft.) in area, a total area of 10,100 sq. ft.; building No. 7 is fireproof, one story in height, 26 ft. by 60 ft. in area, separated into three sections by fireproof partitions, the middle section being used for the storage of alcohol and the remainder of the building for the storage of collodion, rubber cement, etc.; and

WHEREAS, the appellant contends, as to Item 1, that the buildings are but slightly in excess of 10,000 sq. ft. and that the windows are necessary in the conduct of the business; as to Items 2, 3 and 6, appellant contends that the plant is constantly under the supervision of persons holding certificates of fitness; that five alarm boxes with direct communication to headquarters are distributed throughout the premises; that the plant runs through from street to street and requests the acceptance of existing conditions.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal as to Item 1 be and it hereby is granted on condition that the building shall be not increased in area and that the existing ground shall not exceed, approximately, 10,100 sq. ft.; and that the appeal as to Items 2, 3 and 6 be and it hereby is denied.

645-26-A.

APPELLANT—Bush Terminal Co., owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—4524-4604 2nd avenue, Brooklyn.

APPEARANCES—

For Appellant: A. K. Vollmer.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(645-26-A)

WHEREAS, Bush Terminal Co., owner, filed, July 26, 1926, an appeal from an order of the fire commissioner, affecting premises 4524-4604 Second avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, Order No. 98194-F, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basement, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is fireproof, one story in height, 114 ft. 11¼ in. by 100 ft. 10½ in., about 11,500 sq. ft. in area; OCCUPIED for furniture packing, 40 persons, and known as Warehouse No. 89 of the Bush Terminal Plant, having a 6-inch underground fire main fed from a 12-inch fire main, supplied by two 1,500-gallon fire pumps, electrically driven; and

WHEREAS, the appellant proposes to install a 2½ inch hose outlet taken off the existing 6-inch underground main, tapped in on the water side of the dry pipe valve; the appellant contends that such an installation would have protection against frost and the advantage of being operated by pumps and tanks of the existing fire protection system.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

655-26-A.

APPELLANT—Baker Oil Burner Corporation, for Christopher Smiles, owner.  
SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—73-44 Greenway So., Forest Hills, Borough of Queens.

APPEARANCES—

For Appellant: George C. LaBlanc.  
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(655-26-A)

WHEREAS, Baker Oil Burner Corp., for Christopher Smiles, owner, filed, July 27, 1926, an appeal from an order of the fire commissioner, affecting premises No. 73-44 Greenway So., Forest Hills, Borough of Queens; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated June 5, 1926 (Order No. 4146-LC), reads:

"1. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 30 lbs. per square inch, for all welded tanks, as per Rule 7, Sec. 1-b of the Fuel Oil Rules

"4. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B Fuel Oil carrying piping, as per Rule 25, Sec. 2 of the Fuel Oil Rules."

and

WHEREAS, the building is non-fireproof, 2 stories and attic in height, 25 ft. by 32 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed, consisting of a 550-gallon storage tank, (buried outside the premises), an approved Baker Automatic Oil Burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant contends that the tank and also the piping were tested by the manufacturer and contends, further, that all piping is standard full-weight galvanized wrought iron.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to Item 1, *on condition* that affidavit of certificate of factory test shall be filed with the fire commissioner as to tank; as to Item 4, *on condition* that all piping used throughout the installation shall be of standard, full-weight wrought iron; and that the installation shall comply with the rules in all other respects.

711-26-A.

APPELLANT—Finley R. Porter, for Edward W. Mammen, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—175-06 88th avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(711-26-A)

WHEREAS, Finley R. Porter, for Edward W. Mammen, owner, filed an appeal from a decision of the fire commissioner, affecting premises 175-06 88th avenue, Jamaica, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, re Application No. 10420-1926, dated May 7, 1926, reads:

"24. Burners must be of a type approved by the Board of Standards and Appeals."

and

WHEREAS, the building is frame, 3 stories in height, 19 ft. by 38 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a 200-gallon fuel oil storage tank, a 55-gallon auxiliary tank, a Walker Oil Burner and the necessary valves and piping to make a complete installation; and

WHEREAS, the appellant requests a temporary permit for the use of the fuel oil burning system, pending an inspection of the burner by the board; and

WHEREAS, at the hearing the representative of fire department stated that applicant has made no answer to objections raised by plan examiners of the fire prevention bureau.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is

*granted*, only so far as the use of burner is concerned, for a temporary period of thirty (30) days, *on condition* that the installation shall comply with the fuel oil rules in all other respects; and, further, that applicant shall amend plans to meet objections of the examiners of the bureau of fire prevention.

721-26-A.

APPELLANT—Salterini & Gallo Iron Corp., lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—141-161 King street, Brooklyn.

APPEARANCES—

For Appellant: D. McFarlane, S. B. Murray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(721-26-A)

WHEREAS, Salterini & Gallo Iron Corp., for Reinhard Hall, owner, filed, August 20, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 141-161 King street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 22, 1926 (Order No. 97856-F), reads:

"Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, 3 stories in height, 200 ft. by 96 ft. 6 in. and 30 ft., irregular in depth, about 18,000 sq. ft. in area; OCCUPIED for the manufacture of metal lamps, 38 persons on each story; the building being divided into four sections at first story and into three sections on the 2nd and 3rd stories; and

WHEREAS, the appellant claims that each story is divided into three sections: front section, 5,600 sq. ft.; south section, 2,508 sq. ft.; rear section, 9,120 sq. ft.; the first story having an additional section (boiler and coal room) of 826 sq. ft. in area; that the dividing walls are of brick, 12 in. in thickness, with fireproof doors on some of the openings; and

WHEREAS, the appellant proposes to brick up the openings between the front section and the boiler room section, and also to provide approved fire doors for all other openings in the dividing walls on all stories in accordance with law.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a doorway shall be provided from the boiler room in the westerly gable wall opening to the open yard; that the present door openings in the southerly and westerly walls of the boiler room shall be bricked up; that the two remaining openings from the boiler room shall be equipped with fireproof, self-closing doors; that all openings subdividing the building at the southerly end, between the south and north shall be bricked up or provided with automatic, self-closing doors on both sides; and that any excelsior stored on the premises shall be maintained in a masonry enclosed structure, located in rear of open yard, with plain glass skylight in roof of same; and *granted* only so long as the existing buildings shall be not increased in height, area or dimensions; and that the present use and operation shall remain substantially unchanged.



# MINUTES

742-26-A.

APPELLANT—Samuel Rosenblum, for Cohn & Epstein, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—229-231 Powell street, Borough of Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum, I. Silverstein.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(742-26-A)

WHEREAS, Samuel Rosenblum, for Cohn & Epstein, owners, filed, August 30, 1926, an appeal from an order of the fire commissioner, affecting premises 229-231 Powell street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, rendered May 10, 1924 (Order No. 88780-LC), reads:

"Sec. 272-c prohibits the use of wholesale drugs in a building used as a factory.

"1. You are therefore ordered to discontinue the business of wholesale drug house, as such business is prohibited in any building used as a factory.";

and

WHEREAS, the building is non-fireproof, 2 stories and basement in height, 44 ft. by 90 ft. in area; OCCUPIED: basement, storage of empty bottles, no persons; 1st story, drugs and sundries, 5 persons; 2nd story, manufacture of sweaters, 8 persons; and

WHEREAS, appellant contends that the building is small in area and height; that the ceiling of the 1st story is metal covered; that the premises are amply provided with exits; that permits for the use and storage of alcohol, etc., have been issued by the fire department since 1923; that there is no manufacturing or compounding of chemicals done on the premises and that the quantity of chemicals stored is such that the business of applicant should not be classified as a wholesale drug house.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be no manufacturing or compounding of chemicals on the premises; that no quantity of any chemicals in excess of that permitted by the code of ordinances for the conduct and operation of retail pharmacy or druggist shall be maintained; that the quantity of alcohol stored on the premises shall at no time exceed fifty (50) gallons, maintained in an approved metal drum.

727-26-A.

APPELLANT—Grinell Bros., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—1367-75 Flushing avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Appellant: Max Krauss.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5	and
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Negative .....	0
Absent .....	0

THE RESOLUTION:

(727-26-A)

WHEREAS, Grinell Brothers, Inc., owner, filed, August 24, 1926, an appeal from a decision of the fire commissioner, affecting premises 1367-1375 Flushing avenue, Ridgewood, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered August 11, 1926 (N. B. Applic. No. 1259-1926), reads:

"1. As plans indicate floor area to be over 20,000 sq. ft., provide a gravity tank with necessary appurtenances elevated 20 feet above main roof.";

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, one story (19 ft) in height, 90 ft. by 300 ft. (approximately 26,000 sq. ft.) in area; OCCUPIED for the manufacture of sheet metal specialties (stoves), 25 persons; and

WHEREAS, appellant contends that the building is open on three sides, there being also an 8 ft. space along the rear; that there will be no forges or furnaces on the premises; that no inflammable material will be stored; that the premises will be equipped with an approved sprinkler system; that there are city fire hydrants in the immediate vicinity and appellant proposes to provide a 4-in. standpipe system with direct connection to the city main in Flushing avenue; said city main being fed two ways and a 45-pound pressure per sq. in. being maintained therein.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building be not increased in height or area; that an open court of not less than 8 ft. in width, for the entire length of the building, shall be maintained along the westerly lot line; that the building shall be equipped with an approved sprinkler system; and that the use, operation and conduct otherwise shall remain unchanged.

626-26-A.

APPELLANT—Leonard W. Kautz, for J. D. Williams, Inc., owner.

SUBJECT—Application for reopening, modification, re appeal from order of fire commissioner.

PREMISES AFFECTED—2941-47 Atlantic avenue, Brooklyn.

APPEARANCES—

For Appellant: Leonard W. Kautz.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(626-26-A)

WHEREAS, Leonard W. Kautz, for J. D. Williams, Inc., owner, filed, July 16, 1926, an appeal from an order of the fire commissioner, affecting premises 2941-2947 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 15, 1926 (Order No. 4269-LC), reads:

"You are hereby notified that an inspection of the above premises, used for the storage of peroxide, etc., shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Install standpipe 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets, etc.";



# MINUTES

WHEREAS, the building is non-fireproof, 4 stories (54 ft. 8 in.) in height, 90 ft. by 140 ft. (approximately 11,600 sq. ft.) in area; OCCUPIED: basement, dressing furs, 35 persons; 1st story, dressing furs, 45 persons; 2nd story, fur dyeing and also dress manufacture, 75 persons; 3rd story, dress manufacture, 75 persons; 4th story, shoe manufacture, 50 persons; and

WHEREAS, appellant contends that the building faces on two street fronts, with a 10-ft. alleyway on side and back; that it is equipped with an automatic sprinkler system; that the building is amply provided with exits; that night watchmen patrol the premises; and that there are 5 city fire hydrants within 100 ft. of the building; and proposes to erect a boiler room in the rear yard; and

WHEREAS, this appeal was granted by the board at its meeting, October 19, 1926, on certain conditions, and the appellant requested a modification of these conditions as to location of exterior stairs and fill towers in courts.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped throughout with an approved sprinkler system; that the building shall be not increased in height or area; that the existing rear and side courts, as shown on plans filed August 31, 1926, shall be maintained free and unobstructed except as to existing stairs and proposed boiler room; and *granted* only so long as the present occupancy and use shall remain unchanged.

## BUILDING ZONE CASES.

289-26-BZ.

APPLICANT—Frederick J. Flynn, for H. & S. Sonn, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 feet east of Union avenue, The Bronx.

APPEARANCES—

For Applicant: C. R. Mullin.

For Opposition: Haskel Jacobs, Michael Sienfeld, Harold Weinstein.

ACTION OF BOARD—Laid over to November 30, 1926, at 10 a. m., on request of applicant's representative.

681-26-BZ.

APPLICANT—Wm. F. Doyle, for Save Service Stations, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—8502 Rockaway Boulevard, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Eugene G. Marks, Louise Mawad, Louis Alfiero, Joseph Alfiero.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on request of applicant.

694-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district

the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—699 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on request of applicant.

621-25-BZ.

APPLICANT—McCooley and Conroy, for D. Tedesco, owner.

SUBJECT—Application for reconsideration, (re decision of superintendent of buildings) under sections 7a, 7b and 7c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied).

PREMISES AFFECTED—63-67 New York avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Oscar W. Swift.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on request of objectors' representative and consent of other side.

535-26-BZ.

APPLICANT—Carl Sherman, for Bogild Builders, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side Jerome avenue, 165.02 feet north of East 174th street, The Bronx.

APPEARANCES—

For Applicant: Herman Schrier.

For Opposition: None.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on request of applicant's representative.

412-25-BZ.

APPLICANT—William F. Doyle, for Rosie Kellner, owner.

SUBJECT—Application for reopening, amendment, re decision of superintendent of buildings, application to permit in a residence district the erection and maintenance of an apartment house, the first story to be used for store purposes.

PREMISES AFFECTED—840 Washington avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call December 7, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

879-26-BZ.

APPLICANT—Bank of the Manhattan Company, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7b of the building



# MINUTES

zone resolution, for the erection of a store in a residence district.

PREMISES AFFECTED—60-71 Madison street, Ridgewood, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw; application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

264-26-BZ.

APPLICANT—Henry Nordheim, for 409 Central Park West Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of occupancy in part from a residence to a business use.

PREMISES AFFECTED—2430 Valentine avenue, The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.  
For Opposition: Leon Burke and Charles R. Barrett.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(264-26-BZ)

WHEREAS, Henry Nordheim, for 409 Central Park West Co., Inc., owner, filed, March 27, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and conversion of occupancy in part from residence to a business use; premises 2430 Valentine avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Valentine avenue, East 187th street and Tiebout avenue are all in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 26, 1926, reads:

"Proposed alteration and conversion of dwelling in residence district to be occupied for business purposes is contrary to provisions of Building Zone Resolution.";

and  
WHEREAS, the existing building is of non-fireproof construction, 3 stories in height, with a frontage of 31 ft. and a depth of 48 ft.; to be occupied as dwellings; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved that the decision of the superintendent of buildings be and it hereby is affirmed and that the application be and it hereby is denied.

680-26-BZ.

APPLICANT—Wm. F. Doyle, for Ely Moran, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story.

PREMISES AFFECTED—95-109 Northern avenue, 92-102 Pinehurst avenue, Manhattan

APPEARANCES—

For Appellant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative: Chief Kenlon .....	1
Absent .....	0

THE RESOLUTION:

(680-26-BZ)

WHEREAS, William F. Doyle, for Ely Moran, owner, filed, August 14, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 95-109 Northern avenue and 92-102 Pinehurst avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern avenue, Pinehurst avenue and West 181st street are all in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 28, 1926, reads:

"Applic. N. B. 344-1926 (92-102 Pinehurst Ave.):

"3. Proposed use of stores is contrary to Sec. 3, Art. 2 of the Zone Resolution."

"Applic. N. B. 345-1926 (95-109 Northern Ave.):

"3. Proposed use of stores is contrary to Section 3, Art II, of the Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, six (6) stories in height, with a frontage of 209 ft. 4 in. on West 181st street and 280 ft. 3 in. on Pinehurst avenue and 341 ft. 1 in. on Northern avenue; to be occupied as stores on 1st story and remainder of building as apartments; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship for local and community accommodation and convenience in view of surrounding like and similar uses.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted, only so far as it affects the first story on the street grade of the 181st street front for a depth not exceeding 55 ft., on condition that the business use shall be restricted to the occupancy of retail mercantile stores, specifically restricted from the conduct of any fish or meat market or delicatessen store; that there shall be no return of any store windows or business display on the Northern avenue and on the Pinehurst avenue frontage; that this store use shall be only in conjunction with the development of a six-story (or higher) apartment house under authority and permit of the tenement house and building departments; that any advertising display or signs shall be restricted to the plate glass show windows of the proposed stores; and that the requirements of the building zone resolution shall be complied with in all other respects; that all necessary permits shall be obtained within 9 months and the building completed within 18 months from the date of this action.

720-26-BZ.

APPLICANT—John J. Dunnigan, for Jerome Avenue Exhibition Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.



# MINUTES

PREMISES AFFECTED—11-15 West 176th street,  
The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(720-26-BZ)

WHEREAS, John J. Dunnigan, for Jerome Avenue Exhibition Co., Inc., owner, filed, August 20, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building; premises 11-15 West 176th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district, and that West 176th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 13, 1926, reads:

"1. Erection of a business building in a residential zone is contrary to the provisions of the Zone resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 60 ft. and a depth of 85 ft.; to be occupied as stores; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted only so far as it affects the frontage on 176th street, lower Jerome avenue grade level, for not more than sixty feet frontage, and for a depth of approximately 85 ft., and a height of approximately not more than 11 ft., for the use and conduct of retail mercantile shops or stores; that any structure above the first story of the lower level of this plot shall be restricted to conforming uses; that the westerly gable wall shall be unpierced throughout its entire height and length; that the street frontage, other than the store show windows shall be finished with face brick and architectural terra cotta or stone trimmings; that any advertising display shall be restricted to flat wall signs; and that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

565-26-BZ.

APPLICANT—Henry J. Nurick, for Eyees Realty Corp., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to business use.

PREMISES AFFECTED—281-289 Brooklyn avenue, Brooklyn.

APPEARANCES—

For Applicant: Joseph Goldstein, Henry J. Nurick.

For Opposition: Arthur Weglein, Mrs. Wright, Harold Kovner.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(565-26-BZ)

WHEREAS, Henry J. Nurick, for Eyees Realty Corp., owner, filed, June 21, 1926, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to business use; premises 281-289 Brooklyn avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 13, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Brooklyn avenue, Eastern parkway and Lincoln place are all in a residence district; and

WHEREAS, the decision of the tenement house commissioner, rendered June 18, 1926, reads:

(Alt. 527-1926):

"The plans and specifications submitted by you for the alteration of one tenement house located at 281-289 Brooklyn Avenue, N.E. Cor. Eastern Parkway, has been disapproved this day for the following reasons:

"1. Proposed alterations are contrary to Building Zone Resolution, Article 2, Subdivision 3. (Note stores in a residence district.)";

and

WHEREAS, the existing building is of non-fireproof construction, 4 stories and basement in height, with a frontage of 20 ft. and a depth of 80 ft. 7 in.; it is proposed to alter the building to provide stores on the first story; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the tenement house commissioner be and it hereby is affirmed and that the application be and it hereby is denied.

712-26-BZ.

APPLICANT—Thomas J. McCabe, for Philip H. Reid, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—2211 Emmons avenue, Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas J. McCabe.

For Opposition: None.

ACTION OF BOARD—Application granted on condition for a temporary period not exceeding two years.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(712-26-BZ)

WHEREAS, Thomas J. McCabe, for Philip H. Reid, owner, filed, August 17, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline selling station; premises 2211 Emmons avenue, Borough of Brooklyn; and



# MINUTES

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 23, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Emmons avenue is in a business district, and that Elmore place, Kenmore street and Poole lane are all in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered August 2, 1926 (Alt. 1592-1926), reads:

"1. Gasoline station may not be permitted in a residence district.";

and  
WHEREAS, the premises consist of a plot of ground having a frontage of 75 ft. on Emmons avenue and a depth of 277 ft. upon which it is proposed to erect a gasoline selling station consisting of 2 550-gallon tanks and the necessary pumps and piping; and

WHEREAS, the board deemed that applicant was entitled

to temporary relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted* for a temporary period not exceeding two years from the date of issuance of permit, *on condition* that the proposed gasoline selling station shall be confined to the business use area of the plot, namely, 100 ft. northerly from the Emmons avenue building line; that no gasoline tank or pump shall be located within 20 ft. of the easterly or the westerly lot lines of the property; and that all necessary permits shall be obtained within ninety days and the work completed within six months from the date of this action.

Adjourned 2.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, NOVEMBER 23, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon (also Deputy Chief Martin substituting).

### PETITIONS FOR VARIATIONS.

10-26-S.

PETITIONER—Philip Steigman, for New York Corrugated Case Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—103-109 North Third street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m.

666-26-S.

PETITIONER—Rainbow Children's Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

667-26-S.

PETITIONER—Blousecraft Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

668-26-S.

PETITIONER—Glusilk Undergarment Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

669-26-S.

PETITIONER—Robert E. Baldry, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

670-26-S.

PETITIONER—May-Bur Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.



# MINUTES

671-26-S.

PETITIONER—Superior Petticoat Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

672-26-S.

PETITIONER—Lenox Children's Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

673-26-S.

PETITIONER—Rosenthal & Ritter, lessees.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—31 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: Hammond Talbot, Ira S. Mark.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 21, 1926, at 2 p. m., pending decision of Court of Appeals.

719-26-S.

PETITIONER—Edward P. Doyle, for Buckley Newhall Co., Inc., owner.

SUBJECT—Petition for variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—709-711 Sixth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m., on request of petitioner.

760-26-S.

PETITIONER—I. Gerber, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—177-179 Stagg street, Brooklyn.

APPEARANCES—

For Petitioner: Isidor Gerber.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m., on request of petitioner.

779-26-S.

PETITIONER—Julius Eckmann, for Estate of Edw. M. Brown, owner, John G. Agar, trustee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—45 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 30, 1926, at 2 p. m., on request of petitioner.

403-26-S.

PETITIONER—Edwin Bayha, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—218 State street, Brooklyn.

APPEARANCES—

For Petitioner: Harold Jersey.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

665-26-S.

PETITIONER—The Broun-Green Company, for John St. M. E. Church Trust Fund, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—48 John street, Manhattan.

APPEARANCES—

For Petitioner: John F. Keating.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(665-26-S)

WHEREAS, the Broun-Green Co., lessee, filed, July 30, 1926, a petition for a variation of the labor law, as cited in an order of the fire commissioner, affecting premises 48 John street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 30, 1925, reads:

"Order No. 74802-LD:

"1. Enclose the interior stairway at east side of building, serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material, extending continuously from the sub-cellar to 3 ft. above the roof. \* \* \*

"2. Arrange the fire-escapes on the rear of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law. \* \* \*

"Among the defects noted are the following:

"2. No fireproof passageway;"

and

WHEREAS, the building is non-fireproof, 4 stories in height at front and 6 stories in height at rear, with cellar and sub-cellar, 20 ft. by 85 ft. 6 in. in area; OCCUPIED by one concern as printers and manufacturing stationers; sub-cellar, no persons; cellar, 17 persons; 1st story, 17 persons; 2nd story, 14 persons; 3rd story, 19 persons; 4th story, 20 persons; 5th and 6th stories, storage, no persons; EQUIPPED with a fire alarm signal system; EXITS: an open, interior



# MINUTES

wooden stairway, extending from the 1st story to top story; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story to the 1st story balcony, with EGRESS from the termination of the fire escape by means of a connecting bridge to the fire escape on the building to the rear, No. 43 Maiden lane; ROOFS of adjoining buildings: approximately the same level to east and west; and

WHEREAS, petitioner requests the acceptance of the existing means of egress from the termination of the rear fire escape and proposes to erect upon the front of the building a standard 45-degree fire escape, extending from the top story to the 2nd story balcony, with counter-balanced stair to street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Order No. 74802-LD, Item 1, on condition that the stairs shall be boxed in with fire-retarding material, with self-closing, fireproof doors at openings; and granted as to Item 2, only so far as egress from the termination of the rear fire escape is concerned, on condition that an iron balcony bridge shall be constructed at the termination of the fire escape on the level of the first story to a fire escape on the rear of premises No. 43 Maiden lane; and on condition that a standard 45-degree fire escape shall be constructed on the front of the building with counter-balanced stair from the lowest balcony to street; and that a gooseneck ladder shall be provided from the top story of the front fire escape to the roof; and on condition that a 45-degree stairs shall be provided on the rear of the 6th story extension to the roof of the 4th story main building; and on condition that the occupancy shall not exceed 25 persons above the second story.

748-26-S.

PETITIONER—Exide Battery Depots, Inc., for New York Central Railroad Company, owner.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—101-107 West End avenue, Manhattan.

APPEARANCES—

For Petitioner: Mintin Roof.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(748-26-S)

WHEREAS, Exide Battery Depots, Inc., for New York Central Railroad Co., owner, filed, September 3, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 101-107 West End avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 17, 1926, reads:

"Before a Certificate of Occupancy can be issued on the above premises relative to converting the occupancy from garage to a factory, the rear fire stairs should be enclosed by fireproof partitions as per Section 270 of the Labor Law."

nd

WHEREAS, the building is fireproof, 4 stories in height, having a frontage of 108 ft. on West End avenue and a frontage of 124 ft. 6 in. on West 64th street; OCCUPIED by one concern for the manufacture of storage batteries:

1st story, 22 persons; 2nd story, 30 persons; 3rd story, 30 persons; 4th story, 20 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway in a brick-enclosed court at the west side of the building, with fireproof openings along the course thereof, the court being entirely enclosed on the 1st story; with EGRESS from the termination of the exterior iron stairway by means of enclosed fireproof passageway to West 64th street; ROOFS of adjoining building: to west, 3 stories lower; and

WHEREAS, petitioner contends that the erection of the required enclosing wall at the west would be a hardship and would not add to the safety of this means of exit, and that existing conditions enable the occupants to get into the open air and away from smoke and flames.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition, that there shall be no openings to the rear exterior iron stairway other than the one exit from each floor to the balcony at floor level; and that an enclosed fireproof passageway shall be constructed on the 1st story level leading from the platform landing direct to the street; and that the occupancy shall be limited to the legal capacity of the interior stairway.

774-26-S.

PETITIONER—Samuel Rosenblum, for Eleven St. Clair Place Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—11-21 St. Clair place, and 608 West 130th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(774-26-S)

WHEREAS, Samuel Rosenblum, for Eleven St. Clair Place Corp., owner, filed, September 17, 1926, a petition for variation from the requirements of the labor law as cited in an order of the fire commissioner, affecting premises 11-21 St. Clair place and 608 West 130th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 30, 1926 (Order No. 213-LD), reads:

"1. Enclose the interior stairways at the east side of building (east wing) and at the northwest side of building (west wing) serving as required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from cellar to three feet above the roof constructed as per Sec. 271 of the Labor Law and rule 1 of the Board of Standards and Appeals, adopted July 29, 1924.

"2. Provide an additional means of egress from 3rd and 4th stories at north side of 608 West 130th street as per Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 3 stories and basement in height, 125 ft. by 199 ft. 10 in.; divided into five floor areas: 8,250, 1,100, 1,650, 1,200 and 9,000 sq. ft.; OCCUPIED for the manufacture of ink: basement, 36



# MINUTES

persons; 1st story, 43 persons; 2nd story, 68 persons; 3rd story, 13 persons; EQUIPPED with a sprinkler system and a fire alarm system; EXITS: one interior fireproof enclosed stairway at north, extending from cellar to roof; one interior wooden enclosed stairway at south, extending from cellar to roof; one wooden stairway at east enclosed by brick walls extending from 1st story to top story; one open wooden stairway at west extending from basement to top story; an exterior iron stairway at east extending from 1st story to roof; a fire escape at the south side of inner court extending from ground to roof, with EGRESS from the termination of fire escapes through driveway to West 130th street; ROOFS of adjoining buildings: 2 stories lower at east and west; and

WHEREAS, the petitioner contends that the area indicated on plans as No. 5 is constructed entirely fireproof; that the five floor areas are separated from each other by fireproof walls, with horizontal exits; that the two stairways affected by Item 1 of the order are accommodating stairways and should not be considered as exits; that the aggregate occupancy of all floor areas above the 2nd story does not exceed 15 persons; furthermore, that the occupancy is small and the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is denied as to Order No. 213-LD, Item 1, and granted as to Item 2, on condition that an iron balcony with 45-degree stairs shall be provided from the top story to the roof of building No. 4; and on condition that an open casement door shall be provided from the level of the third story, north section, to the roof of building No. 4, with egress therefrom through two horizontal exits to building No. 3.

105-26-S.

PETITIONER—Anthony P. Allocca, for Gennaro Gragnano, owner.

SUBJECT—Application for reopening, reconsideration, variation of labor law as cited in decision of department of health.

PREMISES AFFECTED—433-437 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Petitioner: Anthony P. Allocca.

ACTION OF BOARD—Petition reopened and granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(105-26-S)

WHEREAS, Anthony P. Ollocca, for Gennaro Gragnano, owner, filed, February 4, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the board of health, affecting premises No. 433-437 Metropolitan avenue, Borough of Brooklyn; and

WHEREAS, the decision of the board of health, dated February 3, 1926, reads:

"At a meeting of the Board of Health of the Department of Health of The City of New York, held July 21st, 1925, your application for a permit for a sanitary certificate for a cellar bakery at 435 Metropolitan Avenue, in the Borough of Brooklyn, was denied."

and

WHEREAS, the building is non-fireproof, 3 stories and cellar in height, 20 ft. by 40 ft. in area; OCCUPIED: cellar, bakery; 1st story, store and one family; 2nd story, one family; 3rd story, one family; the height of the cellar bakery being 8 ft. 3 in.; the ceiling being 3½ in. above the curb level and the floor being 7 ft. 8 in. below the rear yard;

the means of ventilation being three windows, the front window being 1 ft. 8 in. by 3 ft. 5 in. in area, and the 2 rear windows being each 2 ft. 5½ in. by 2 ft. 8 in. in area; and

WHEREAS, the original petition was denied by the board on July 6, 1926; and

WHEREAS, the petitioner requests to have the case reopened for the purpose of submitting documentary evidence as to the continued use of the cellar as a bakery and the installation of the bake oven; the petitioner has filed Alt. Application No. 130-1920, approved March 13, 1920, by the tenement house commissioner, for the removal of bake oven at rear of cellar and installation of a new bake oven under the sidewalk at front of cellar; a street vault permit No. 1693, issued March 11, 1920, by the borough president; a plumbing permit under Application No. 2607-1920, approved March 23, 1920, by the superintendent of buildings; also permit No. 25276, issued March 20, 1920, by the superintendent of highways for the use of the sidewalk.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, as cited in the order of the health department, on condition that two double-hung windows at the rear of the bakery, to be not less than 2 ft. 6 in. by 4 ft. 6 in. shall be provided; and that a window shall be provided near the ceiling in the front of the cellar, not less than 1 ft. 8 in. by 3 ft. 5 in. and that a sliding sash panel shall be provided in the door at the front of the cellar bakery; and that all required permits shall be obtained within 60 days.

## APPLIANCES SUBMITTED FOR APPROVAL.

658-26-SA.

PETITIONER—Monroe Machine Tool Company.

SUBJECT—Monroe Pump, approval of.

APPEARANCES—

For Petitioner: D. W. Smith.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

715-26-SA.

PETITIONER—The Foster Oil Burner Company, owner.

SUBJECT—Foster Oil Burner, approval of.

APPEARANCES—

For Petitioner: Charles J. Cawley.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

755-26-SA.

PETITIONER—Stephen Popovich.

SUBJECT—Sundstrand Automatic Oil Burner, approval of.

APPEARANCES—

For Petitioner: Stephen Popovich, Joseph Flanagan.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

764-26-SA.

PETITIONER—Berggren Engineering Corporation.

SUBJECT—Berggren Oil Burner, approval of.

APPEARANCES—

For Petitioner: W. G. Attwood, Gustave Berggren.

ACTION OF BOARD—Petition placed on reserve calendar subject to inspection by committee of the board.

765-26-SA.

PETITIONER—Marr Oil Heat Machine Corporation.

SUBJECT—Marr Oil Heat Machine, approval of.



# MINUTES

## APPEARANCES—

For Petitioner: Earl Marr.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

773-26-SA.

PETITIONER—The Nu-Way Corporation.

SUBJECT—Nu-Way Burner, approval of.

## APPEARANCES—

For Petitioner: R. Van Seggern, M. George Tigar.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

1036-22-SA.

PETITIONER—The Maxon Premix Burner Company, owner.

SUBJECT—Application for reopening, reconsideration, approval of Maxon Oil Burner (new style).

## APPEARANCES—

For Petitioner: John J. Gilmartin.

ACTION OF BOARD—Petition reopened and resolution modified, appliance approved.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(1036-22-SA)

WHEREAS, the Maxon Furnace and Engineering Co., filed, August 10, 1922, a petition with the board of standards and appeals for approval of their device known as the Maxon Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at the Delavergne Machine Co., 138th street and East River, on October 6, 1922, and reported that the burner is especially designed and intended for industrial use and recommended against its approval for general fuel oil burning installations, which was the subject of the original petition; and

WHEREAS, this application was withdrawn October 17, 1922, and petitioner requested a reopening of the case and the approval of the burner for industrial use only.

Resolved, that the board of standards and appeals does hereby approve the Maxon Oil Burner for use and operation in industrial installations only, the installation equipment to be subject to the approval of the fire department in all instances, in accordance with the fuel oil rules of the board of standards and appeals.

Adjourned 4:45 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, October 26, 1926, as they appeared in Bulletin No. 44, Vol. XI, are hereby corrected to read as follows:

## THE RESOLUTION:

(508-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Ledom Realty Co., lessee, filed, June 3, 1926, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 68-72 Church street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 13, 1926 (No. 94156-LD), reads:

"1. Enclose the interior stairway at south side of building serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to and including the bulkhead on roof, constructed as per Section 271 of the Labor Law. \* \* \*";

and  
WHEREAS, the building is non-fireproof, 5 stories in height, 64 ft. 2 in. by 50 ft. 2 in. in area; OCCUPIED: 1st story, store; 2nd story, office, 30 persons; 3rd story, shipping room, 16 persons; 4th story, manufacture of insulators, 13 per-

\*Correction—Word "easterly" changed to "westerly" in line 43.

sons; 5th story, storage only; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed partly in plastered partitions and partly in wooden partitions up to the 5th story, open at 5th story, with fireproof doors at 1st and 2nd stories and wooden doors at 3rd and 4th stories at openings; two fire escapes, (one on each street front of the building), having fireproof openings along the course thereof, extending from top story to the 2nd story and drop ladder to sidewalk; ROOFS of adjoining buildings: 7 ft. higher at south; 5 ft. 6 in. higher at west; and

WHEREAS, the petitioner claims that a similar order to enclose the interior stairs was issued by the State Labor Department in 1916; at that time the building was provided with only one standard fire escape; by agreement, the owner constructed another standard fire escape and the Labor Department dismissed the order; furthermore, the petitioner contends that the occupancy is small and the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a standard labor law fire escape shall be provided at the extreme westerly end of the building on the Vesey street front, and that a standard labor law fire escape shall be constructed and maintained approximately in the center of the building on the Church street front; and only so long as conditions as to use and occupancy remain substantially unchanged.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, November 9, 1926, as they appeared in Bulletin No. 46, Vol. XI, are hereby corrected to read as follows:

1266-25-BZ.

APPLICANT—Philip J. Sinnott, for Louis J. Block, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district

*\*Correction—"Chief Kenlon" changed to "Chairman Walsh" in line 19.*

the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—668-672 New Lots avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Chief Kenlon..... 4

Negative: Chairman Walsh..... 1

Absent ..... 0

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday afternoon, November 16, 1926, as they appeared in Bulletin No. 47, Vol. XI, are hereby corrected to read as follows:

THE RESOLUTION:

(750-26-S)

WHEREAS, Samuel Rosenblum, for Samuel Osfer, lessee, filed, September 10, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 172 Sands street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 26, 1926 (Order No. 91706-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"Among the defects noted are the following:

"Not screened to a height of 4' 6".

"No stairway from top balcony to roof.

"2. Remove the sub-standard fire escape on the front of building or reconstruct same as per Sec. 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 9, 1924. Among the defects noted are the following:

"Windows on course not fireproof, self-closing.

"3. Enclose the interior stairway at the west side of building serving as a required means of exit, and the landings, platforms, and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 6 stories in height, 19 ft. by 95 ft. in area; OCCUPIED by one tenant as a

*\*Correction—"Fireproof" changed to "non-fireproof" in line 35.*

candy factory: 1st story, 4 persons; 2nd story, 5 persons; 3rd story, 3 persons; 4th story, 5 persons, 5th story, 5 persons; 6th story, 7 persons; EXITS: an interior wooden stairway, extending from the roof to the open loft on the 1st story; enclosed in fire-retarding partitions (excepting lath and plaster partitions on the 1st story, and accommodation opening on the 3rd story protected by a wooden door and, also, wire glass panels 28 in. by 54 in. in area, in the stair enclosure) with fireproof doors at openings; a sub-standard fire escape on the front of the building, having unprotected openings along the course thereof, extending from the top story to the 2nd story balcony, with drop ladder to street; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story to an open court leading to street; ROOFS of adjoining buildings: to west, 3 stories lower; to east, 2 stories lower; and

WHEREAS, petitioner proposes to fire retard the stair enclosure at the 1st story and to provide a fireproof door at the accommodation opening in the stair enclosure on the 3rd story and requests the acceptance of the wire glass panels, and, also, the acceptance of the present termination of the stairway in view of the narrow width of the building; and as to the fire escapes, requests their acceptance as there is no safe egress from the roof, and that the occupancy of the building is small.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Item 1, only so far as it affects the stairway from the top story balcony of fire escape to the roof, on condition that a gooseneck ladder shall be provided from the top story balcony to the roof and that the fire escape shall comply with the requirements of the labor law in all other respects; and granted as to Item 2, only so far as it affects the fireproofing of the windows, on condition that the fire escape shall comply with the requirements of the labor law in all other respects; and granted as to Item 3, only so far as the egress from the termination in the first story is affected, on condition that a horizontal exit shall be provided at the termination of the stairs in the stairway enclosure on the ground floor level to the adjoining premises to the west, which is under the same operation and control, and that egress from the said premises to the street shall be maintained free and unobstructed, and that the stair enclosure shall comply with the requirements of the labor law in all other respects.

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 street. Price, 30c; by mail, 35c.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 53-21-SA—Angle Hose Valve, approval of.  
 1372-21-SA—Ford Fire Line Reducing Valve, approval of.  
 357-22-SA—Quinn Acme Crude Oil Burner, approval of.  
 392-22-SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.  
 447-22-SA—Howard Water Pressure Reducing Devices, approval of.  
 610-22-SA—Crocker Gas Valve, approval of.  
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
 1104-22-SA—Dean Fuel Oil Pump, approval of.  
 1173-22-SA—Anti-Syphon Valve, approval of.  
 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.  
 1249-22-SA—Coen Oil Burner, approval of.  
 1274-22-SA—Rodriguez Oil Burner, approval of.  
 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.  
 1526-22-SA—Delaney Fuel Oil Burner, approval of.  
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
 124-23-SA—Master Gas Shut-Off Valve, approval of.  
 125-23-SA—Packless Gas Shut-Off Valve, approval of.  
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.  
 297-23-SA—"Automatic" Deluge Valve, approval of.  
 345-23-SA—Cornell Falat Oil Burner, approval of.  
 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.  
 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.  
 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 443-23-SA—Automatic Gas Shut-Off, approval of.  
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 888-23-SA—Lewis Oil Burner, approval of.  
 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 959-23-SA—Hydro Carbon Oil Burner, approval of.  
 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.  
 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 1178-23-SA—Ziegler Oil Burner, approval of.  
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1493-23-SA—Newport Rotary Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 365-24-SA—Koaless Oil Burner, approval of.  
 379-24-SA—Sure Heat Automatic Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 536-24-SA—Climax Oil Burner, approval of.  
 634-24-SA—Marvel Oil Burner, approval of.  
 702-24-SA—Simplex Mechanical Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 826-24-SA—Heymsfield Low Pressure Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1134-24-SA—Peerless Automatic Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1197-24-SA—Yankee Oil Burner, approval of.  
 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1372-24-SA—Adga High Pressure Burner, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.  
 814-25-SA—Aetna Automatic Siphon Breaker, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.



# RESERVE CALENDAR

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
1279-25-SA—Teesdale Automatic Booster Fuel Oil Pump, approval of.  
1345-25-SA—Safe Fire Oil Burner, approval of.  
1346-25-SA—Palmer Gravity Lock, approval of.  
2-26-SA—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.  
55-26-SA—Ferreira Oil Burner, approval of.  
91-26-SA—Signal Standpipe Alarm Panel, approval of.  
111-26-SA—Gem Fuel Oil Burner, approval of.  
113-26-SA—Orr Fuel Oil Burner, approval of.  
123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.  
167-26-SA—Johnson Automatic Oil Burner, approval of.  
187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
298-26-SA—Aladdin Oil Burner, approval of.  
340-26-SA—Shaw Oil Burner, approval of.  
353-26-SA—Signal Weatherproof Bells, approval of.  
364-26-SA—Kork-n-Seal; approval of.  
397-26-SA—Worthington Triplex Vertical Power Pump, approval of.  
407-26-SA—Chalmers Oil Burner, approval of.

418-26-SA—Film Inspection Machine (approved type), approval of.  
484-26-SA—Protectoseal Cover, approval of.  
504-26-SA—Rayfield Oil Burner, approval of.  
534-26-SA—Soconv Industrial Type "A" Burner, approval of.  
542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.  
560-26-SA—Franklin Domestic Oil Burner, approval of.  
597-26-SA—Baldwin Aerifactor Oil Burner, approval of.  
658-26-SA—Monroe Pump, approval of.  
715-26-SA—Foster Oil Burner, approval of.  
751-26-SA—Jones Oil Burner, approval of.  
755-26-SA—Sundstrand Automatic Oil Burner, approval of.  
764-26-SA—Berggren Oil Burner, approval of.  
765-26-SA—Marr Oil Heat Machine, approval of.  
773-26-SA—Nu-Way Burner Equipment, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## RULES

### COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	118
Cases filed up to and including November 24, 1926..	963	Dismissed .....	61
Restored to calendar.....	82	Denied .....	253
MISCELLANEOUS APPLICATIONS.		Granted .....	3
Requests to reopen.....	225	Granted on condition.....	729
Requests to amend .....	42	Appliances approved.....	34
Requests for modification.....	36	Appliances dismissed, disapproved or withdrawn....	30
Requests to rescind .....	5	Rules approved .....	2
Requests for extension of time .....	18	Rules disapproved or rescinded.....	0
Requests for extension of permit .....	31	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted.....	201
Requests for approval of plans .....	13	Requests to reopen denied .....	19
Administrative requests .....	1	Requests to amend granted .....	40
Requests for interpretation .....	0	Requests to amend denied .....	2
Total .....	2160	Requests for modification granted.....	32
Disposed of.....	1602	Requests for modification denied .....	4
Cases pending November 24, 1926.....	558	Requests to rescind granted .....	5
		Requests to rescind denied .....	0
		Requests for extension of time granted .....	18
		Requests for extension of time denied .....	0
		Requests for extension of permit granted .....	30
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved .....	13
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn.....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
		Total .....	1602

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, November 30, 1926, at 10 a. m.

Minutes of Regular Meeting, November 30, 1926, at 2 p. m.

Correction.

Smoking in Factory Rules.

Reserve Calendar.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 7, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 14, 1926, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending December 1, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
979-26-S.....	F.D.	....386 Fifth ave., Man., L. F. 1903
978-26-BZ.....	B.B.B.	...309-319 Second ave., Bklyn., Applic. 9019-1926
977-26-S.....	F.D.	....1191 Atlantic ave., Bklyn., L. D. 84940
976-26-BZ.....	B.B.B.	..6411-6423 13th ave., Bklyn., Applic. 20646-1926
975-26-A.....	F.D.	....806-808-810-812-814 Ninth ave., Man., F-628
974-26-S.....	F.D.	....14 East 48th st., Man., L. D. 3111
973-26-A.....	F.D.	....W. S. Review ave. from Marsh st. to Fox st., L. I. City, Queens. F-89808, F-89809
972-26-S.....	F.D.	....220-230 West 19th st., Man., L. F. 1821
971-26-BZ.....	B.B.Q.	..E. S. Puritan ave. 91 ft. so. of Queens blvd., Forest Hills, Q., N. B. 17323-1926 N. B. 17324-1926
970-26-A.....	F.D.	....590 Jackson ave., L. I. City, Q., Alt. 1467-1924
969-26-BZ.....	B.B.Bx.	..3-5-7 East 172nd st., Bx., Alt. 698-1926
968-26-BZ.....	B.B.Bx.	..232-238 W. Tremont ave., Bx., N. B. 3014-1926
967-26-S.....	F.D.	....338-340 East 31st st., Man., L. D. 86260
966-26-S.....	F.D.	....452-460 Keap st., Bklyn., L. D. 95336
965-26-BZ.....	B.B.M.	..108 East 60th st., Man., Decision
964-26-A.....	F.D.	....1046-1054 Myrtle ave., Bklyn., F-95117

*Restored to Calendar.*

935-19-BZ.....	B.B.B.	..1728-1750 Bedford ave., Bklyn., Applic. 14915-1919
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## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 7, 1926, AT 2 P. M.**

*Building Zone Cases.*

662-26-BZ.	APPLICANT—Israel Richel, owner. PREMISES—Southeast corner of Boston road and Eastchester road, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline selling station.
811-26-BZ.	APPLICANT—George S. A. McNeil, for Ben Fooshkill, owner. PREMISES—9100 Atlantic avenue, Woodhaven, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline selling station.
819-26-BZ.	APPLICANT—Thomas W. Lamb, for Park Slope Amuse Corp., owner. PREMISES—314-332 8th street and 345a-349 9th street, Brooklyn. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT the extension from a business district into a residence district of a proposed theatre.
841-26-BZ.	APPLICANT—Frederick J. Flynn, for Prospect Hill Apartments, Inc., owner. PREMISES—45-67 Prospect place, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.
861-26-BZ.	APPLICANT—William F. Doyle, for A. E. Norton, Inc., owner. PREMISES—685 Fifth avenue, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.
862-26-BZ.	APPLICANT—William F. Doyle, for Roseberg Holding Co., Inc., owner. PREMISES—Northwest corner of Bay Parkway and 59th street, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection and maintenance of a gasoline service station.
412-25-BZ.	APPLICANT—William F. Doyle, for Rosie Kellner, owner. PREMISES—840 Washington avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection and maintenance of an apartment house, the first story to be used for store purposes (previously denied).



# CALENDAR

490-26-BZ.

APPLICANT—Ferdinand Savignano, for August Kuhne, owner.

PREMISES—8124-8202 18th avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT on a plot, the layout of which on the ground differs from that shown on the use district map, located partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and the omission of the required rear yard or equivalent.

## DECEMBER 7, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

746-26-A—45 West 45th street, Manhattan.

758-26-A—461 Pearl street, Manhattan.

759-26-A—1 Madison avenue, Manhattan.

766-26-A—146 Elizabeth street and 346-354 Broome street, Manhattan.

770-26-A—68-70 William street, Manhattan.

777-26-A—168 East 95th street, Manhattan.

345-26-A—56 Greenwich avenue, Manhattan.

541-26-A—234-236 Franklin street, Brooklyn.

752-26-A—419-427 Marcy avenue, Brooklyn.

785-26-A—177-183 Dyckman street, Manhattan.

790-26-A—2315-2317 Third avenue, Manhattan.

775-26-A—155-163 Avenue D and 738-750 East 11th street, Manhattan.

788-26-A—428-430 East 166th street and 431 East 165th street, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 7, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.

CAL. NO. 520-26-BZ—Application, June 7, 1926, under section 7g of the building zone resolution, of Jacob Lubroth, Inc., architects, on behalf of Charles Fineman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

CAL. NO. 660-26-BZ—Application, July 30, 1926, under section 7 b of the building zone resolution, of J. M. Felson, architect, on behalf of Felco Realty Co., owner, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Sheridan avenue, 198.22 ft. south of East 158th street, The Bronx.

CAL. NO. 676-26-BZ—Application, August 2, 1926, under section 7e of the building zone resolution, of James P. Whiskeman, architect, on behalf of Irving Robinson, owner, to permit partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1313-1321 Jerome avenue, The Bronx.

CAL. NO. 724-26-BZ—Application, August 21, 1926, under section 21 of the building zone resolution, of Chester Baffa, applicant, on behalf of John Franzese, owner, to permit in an "F" area district the erection of a building without the setback required by the zone resolution; premises northwest corner of Orchard street and Gaylord avenue, Jamaica, Borough of Queens.

CAL. NO. 910-25-BZ—Application, October 19, 1926, under section 7e of the building zone resolution, of James A. Higgins, applicant, on behalf of Anthony Giura, owner, to permit in a business district the change of occupancy of a building used for the storage of hay, grain and feed, to a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 1421-1425 65th street, Brooklyn.

CAL. NO. 473-26-BZ—Application, May 25, 1926, under section 21 of the building zone resolution, of Old Colony Engineering Co., Inc., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories; premises 1832-1840 Ocean avenue, Brooklyn.

CAL. NO. 659-26-BZ—Application, July 30, 1926, under section 21 of the building zone resolution, of Michael Schneideman, applicant, on behalf of Aaron Scheiderman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

CAL. NO. 868-26-BZ—Application, October 25, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1016 Fifth Avenue Co., Inc., owner, to permit in a 1¼ times height district the erection and maintenance of the street wall higher than that permitted by the zone resolution; premises 1016 Fifth avenue and 2-6 East 83rd street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 7, 1926, 2 P. M.

### *Appeal from Administrative Order.*

583-26-A—19 East 12th street, Manhattan.

9-26-A—103-109 North 3rd street, Brooklyn.

557-26-A—656 St. Nicholas avenue, Manhattan.

709-26-A—450-456 West 131st street, Manhattan.

714-26-A—381 Rider avenue and 384 Canal place, The Bronx.



# CALENDAR

743-26-A—10-24 Orchard street, Long Island City, Borough of Queens.

575-26-A—West side of Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December 7, 1926*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Syndicate, Inc., owner, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 685-26-BZ—Application, August 5, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 165th Street Arcade Corp., owner, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; premises 2861-2869 Bailey avenue, The Bronx.

CAL. NO. 681-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Save Stations, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens.

CAL. NO. 694-26-BZ—Application, August 10, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 699 East Fordham road, The Bronx.

CAL. NO. 621-25-BZ—Application, October 26, 1926, under sections 7a, 7b and 7c of the building zone resolution, of McCooey and Conroy, applicants, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied); premises 63-67 New York avenue, Brooklyn.

CAL. NO. 935-19-BZ—Application, November 12, 1926, under sections 7e and 21 of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of Harris Garage Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (modification of previous resolution to permit vehicular entrance); premises 1728-1750 Bedford avenue, Brooklyn.

CAL. NO. 535-26-BZ—Application, June 9, 1926, under section 21 of the building zone resolution, of Carl Sherman, applicant, on behalf of Bogild Builders, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side Jerome avenue, 165.02 ft. north of East 174th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 14, 1926, AT 2 P. M.

### *Building Zone Cases.*

840-26-BZ.

APPLICANT—James W. Brynes, for Filomine Clementi, owner.

PREMISES—67-69 Cumberland street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of four (4) commercial motor vehicles used in connection with a trucking business conducted by the owner residing on the premises.

878-26-BZ.

APPLICANT—O. B. Almgren, for Edwin Construction Co., Inc., owner.

PREMISES—107-115 Crown street, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

889-26-BZ.

APPLICANT—William F. Doyle, for Salvatore Cino, owner.

PREMISES—8-10 East 2nd street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required by the zone resolution.

835-26-BZ.

APPLICANT—Philip J. Sinnott, for Bon Ton Realty Co., owner.

PREMISES—Southwest corner of Jerome avenue and West 181st street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop also a gasoline service station.

851-26-BZ.

APPLICANT—Christ Callas, for Constantine Callas, owner.

PREMISES—Northeast corner of Morell avenue and Woodhaven boulevard, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

854-26-BZ.

APPLICANT—Joseph Orlando, for Clinton Enterprises, Inc., owner.



# CALENDAR

PREMISES—708-716 East Tremont avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building.

855-26-BZ.

APPLICANT—Joseph Orlando, for Broadway and Dyckman Building Corp., owner.

PREMISES—4761-4779 Broadway and 231-239 Dyckman street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building.

941-26-BZ.

APPLICANT—John DeHart, for Max Stoorman, owner.

PREMISES—1963 Prospect avenue, The Bronx.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district extending from a business district the alteration and conversion of occupancy in part from residence to business use.

## DECEMBER 14, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

737-26-A—1790 Broadway, Manhattan.

797-26-A—1357 Plimpton avenue, The Bronx.

804-26-A—38-40 Commerce street, Manhattan.

806-26-A—466 Vanderbilt avenue, Brooklyn.

822-26-A—40-42 East 19th street, Manhattan.

826-26-A—105-109 West 71st street and 110-112 West 72nd street, Manhattan.

828-26-A—1359 Plimpton avenue, The Bronx.

837-26-A—Southeast corner of Nelson avenue and Van Dam street, Long Island City, Borough of Queens.

947-26-A—306-310 West 52nd street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

CAL. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

CAL. NO. 556-26-BZ—Application, June 17, 1926, under section 21 of the building zone resolution, of Herbert Ascher, applicant, substituted for John L. Buckley, on behalf of George Ehret, owner, to permit partly

in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station; premises 2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Manhattan.

CAL. NO. 794-26-BZ—Application, September 27, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Milef Realty Corp., owner, to permit in a 2½ times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution; premises 65-69 Broad street and 30-36 Beaver street, Manhattan.

CAL. NO. 813-26-BZ—Application, October 5, 1926, under section 21 of the building zone resolution, of Samuel Rosenblum, architect, on behalf of Rosheg Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and dwelling above; premises 1642 Benson avenue and 86 Bay 14th street, Brooklyn.

CAL. NO. 831-26-BZ—Application, October 11, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Mrs. L. R. Penn, Elizabeth Haggerty and Arthur Hummerstone, owners, to permit in an "E" area district the maintenance of a building erected along the street line of the lot instead of setting back as required by the zone resolution; premises southeast corner of Lyons avenue and Ditmars boulevard, East Elmhurst, Borough of Queens.

CAL. NO. 647-26-BZ—Application, July 27, 1926, under section 21 of the building zone resolution, of Levy and Berger, applicants, on behalf of Shula Weiman, owner, to permit in a residence district the maintenance of the first story for business (store) purposes; premises 327 Kosciusko street, Brooklyn.

CAL. NO. 747-26-BZ—Application, September 3, 1926, under section 21 of the building zone resolution, of Norman E. Nacman, applicant, on behalf of Dora A. DeWaltoff, owner, to permit in an "E" area and also residence district the omission of the required setback, and also the occupancy of a greater portion of the lot than that permitted by the zone resolution; premises southeast corner of Ridge boulevard and 87th street, Brooklyn.

CAL. NO. 761-26-BZ—Application, September 15, 1926, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg & Son, architects, on behalf of Halpern Construction Co., Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store occupancy in part of first story; premises 1301-1307 Walton avenue and 24-32 Clarke place, The Bronx.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

**DECEMBER 14, 1926, 2 P. M.**

## *Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.  
 636-26-S—19-27 East 45th street, Manhattan.  
 768-26-S—39-41 West 29th street, Manhattan.  
 779-26-S—45 West 46th street, Manhattan.  
 783-26-S—9 Leonard street and 155-159 Franklin street, Manhattan.  
 719-26-S—709-711 Sixth avenue, Manhattan.  
 760-26-S—177-179 Stagg street, Brooklyn.  
 608-26-S—Northwest corner of Kingsland avenue and Lydig place, Corona, Borough of Queens.  
 635-26-S—167-173 Rockaway road, Jamaica, Borough of Queens.  
 656-26-S—2566-2570 Atlantic avenue, Brooklyn.  
 784-26-S—18 East 46th street, Manhattan.  
 796-26-S—313-315 West 35th street, Manhattan.  
 801-26-S—722-728 Henry street, Brooklyn.  
 802-26-S—728-748 East 136th street, The Bronx.  
 818-26-S—47 West 47th street, Manhattan.  
 823-26-S—40-42 East 19th street, Manhattan.  
 371-26-S—265 Wyckoff street, Brooklyn.

## *Appliances Submitted for Approval.*

- 799-26-SA—Faraday Break Glass Door Locking for Fire Alarm Boxes, approval of.  
 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.  
 246-26-SA—Walker Oil Burner, approval of.

## *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

**DECEMBER 21, 1926, 10 A. M.**

## *Appeals from Administrative Orders.*

- 80-26-A—507-513 Kent avenue and 17-19 Rush street, Brooklyn.  
 180-26-A—422-424 East 4th street, Manhattan.  
 48-26-A—3 East 38th street, Manhattan.  
 278-26-A—Southeast corner of Third avenue and 11th street, College Point, Borough of Queens.  
 716-26-A—261 Lawrence street, Astoria, Borough of Queens.  
 718-26-A—259 Singer street, Astoria, Borough of Queens.  
 791-26-A—123-133 Borden avenue, Long Island City, Borough of Queens.  
 830-26-A—10 East 44th street, Manhattan.  
 847-26-A—462-464 Broadway and 22-24 Crosby street, Manhattan.  
 849-26-A—174 Linden avenue, Flushing, Borough of Queens.  
 860-26-A—222 East 24th street, Manhattan.  
 807-26-A—387-405 Southern boulevard, The Bronx.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 1021-25-BZ—Application, November 16, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Daniel P. Devaney, owner, to permit in a business district the installation and maintenance of a gaso-

line selling station (previously denied); premises east side of Coney Island avenue, 315 ft. south of Avenue N, Brooklyn.

- CAL. NO. 704-26-BZ—Application, August 13, 1926, under section 21 of the building zone resolution, of Springsteen and Goldhammer, architects, on behalf of 110 West 42nd Street Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 1 West 52nd street, Manhattan.

- CAL. NO. 795-26-BZ—Application, September 27, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Bacon Coal Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 142-148 Cumberland street, Brooklyn.

- CAL. NO. 842-26-BZ—Application, October 14, 1926, under section 21 of the building zone resolution, of Louis A. Sheinart, architect, on behalf of Sadie Stein, owner, to permit in an "E" area and residence district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area district; premises 1601 Avenue H, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

**DECEMBER 21, 1926, 2 P. M.**

## *Petitions for Variations.*

- 47-26-S—3 East 38th street, Manhattan.  
 79-26-S—507-513 Kent avenue and 17-19 Rush street, Brooklyn.  
 99-26-S—310 Second avenue, College Point, Borough of Queens.  
 128-26-S—205-223 West 39th street, Manhattan.  
 279-26-S—Southeast corner of Third avenue and 11th street, College Point, Borough of Queens.  
 871-26-S—55 West 45th street, Manhattan.  
 782-26-S—87 Roebling street, Brooklyn.  
 808-26-S—655 East Fordham road, The Bronx.  
 829-26-S—3652-3656 Park avenue, The Bronx.  
 832-26-S—356-358 West 40th street, Manhattan.  
 848-26-S—462-464 Broadway and 22-24 Crosby street, Manhattan.  
 850-26-S—133-135 Greene street, Manhattan.  
 857-26-S—11-13 West 30th street, Manhattan.  
 446-26-S—58-64 West 40th street, Manhattan.  
 447-26-S—58-64 West 40th street, Manhattan.  
 448-26-S—58-64 West 40th street, Manhattan.  
 610-26-S—1351-1365 Broadway, Manhattan.  
 612-26-S—333 Seventh avenue, Manhattan.  
 422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
 489-26-S—208-212 West 30th street, Manhattan.



# CALENDAR

497-26-S—34 East 30th street, Manhattan.  
666-26-S—31 East 31st street, Manhattan.  
667-26-S—31 East 31st street, Manhattan.  
668-26-S—31 East 31st street, Manhattan.  
669-26-S—31 East 31st street, Manhattan.  
670-26-S—31 East 31st street, Manhattan.  
671-26-S—31 East 31st street, Manhattan.  
672-26-S—31 East 31st street, Manhattan.  
673-26-S—31 East 31st street, Manhattan.  
701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

## DECEMBER 28, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

31-26-A—100-120 Sutton street, Brooklyn.  
33-26-A—406-408 Gates avenue, Brooklyn.  
191-26-A—91-93 Clifton place, Brooklyn.  
219-26-A—243-249 West 124th street and 256-258 West 125th street, Manhattan.  
367-26-A—1271 Broadway, 54-56 West 31st street and 536 Sixth avenue, Manhattan.

833-26-A—274-282-290-298-302-308-314-316-322-326-330-334 Chauncey street and 360-362-364-366-368-370-372-374-378-382-384 Hallet street, Astoria, Borough of Queens.  
881-26-A—1995-2003 Bedford avenue and 521-523 Parkside avenue, Brooklyn.  
886-26-A—29 East End avenue, Manhattan.  
895-26-A—464 Watkins street, Brooklyn.  
888-26-A—West side of East 18th street, 260 ft. north of Avenue I, Brooklyn.  
899-26-A—142-144 West 26th street, Manhattan.  
900-26-A—104 Harrison street, Brooklyn.  
1254-25-A—Certificate of approval for combustible mixture (Flit).

## DECEMBER 28, 1926, 2 P. M.

### *Petitions for Variations.*

812-26-S—1884-1888 Broadway, Manhattan.  
843-26-S—660 Fifth avenue, Manhattan.  
875-26-S—256 Grand street, Manhattan.  
877-26-S—305 Palmetto street, Brooklyn.  
893-26-S—205-219 West 39th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, NOVEMBER 30, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, November 23, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, November 23, 1926, were approved as printed in the Bulletin, No. 48, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

575-26-A.

APPELLANT—A. J. Cordier, for Lalance & Grosjean Manufacturing Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—West side Canal street, 173 feet north of Chichester avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Appellant: F. W. Kobbe.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., to amend.

714-26-A.

APPELLANT—William J. Gorman, for Geo. Haiss Mfg. Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—381 Rider avenue and 384 Canal place, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 7, 1926, 2 p. m., on written request of appellant.

743-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Queen Street Realty Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—10-24 Orchard street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 7, 1926, at 2 p. m., on request of appellant's representative.

170-26-A.

APPELLANT—Fishel & Bolle, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—327-329 East 29th street, Manhattan.

APPEARANCES—

For Appellant: Leopold Bleich and Rudolf Bolle.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn on report of fire department representative that order had been rescinded of record.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

373-26-A.

APPELLANT—Bernard Herzbrum, for Starnic Realty Corporation, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—229-239 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Appellant: James Matthews.

For Administration: Inspector Carroll of fire department.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.  
CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(373-26-A)

WHEREAS, Bernard Herzbrum, for Starnic Realty Corp., owner, filed, April 28, 1926, an appeal from a decision of the fire commissioner, affecting premises Nos. 229-239 Knickerbocker avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated February 27, 1926 (N. B. 218-A-26), reads:

"1. Provide a 250 gallon per minute fire pump with 25 horse power electric motor, etc., suctioning from a 5,000 gallon tank, all according to Rule No. 38, Board of Standards and Appeals rules.

"2. Provide a gravity tank of at least 3,500 gallon fire reserve, bottom tank to be 20 feet above the roof.";  
and

WHEREAS, the building, facing on two street fronts, is fireproof, one story (29 ft.) in height, 100 ft. by 100 ft. in area; OCCUPIED as a motion picture theatre: the auditorium seating 1,013 persons, and the roof garden, 902 persons; there being, also, 5 stores on the Knickerbocker avenue front of the premises; and

WHEREAS, appellant contends that the building faces on two streets; that the existing standpipe system (the highest outlet being 34 ft. above grade), is supplied by a direct 4-in. connection to the 20-in. city main in Knickerbocker avenue; that the main is fed two ways and has a hydrostatic pressure of 45 pounds and contends that a hydrostatic pressure test was made on the highest outlet at the westerly wall, said test showing, thereat, a constant pressure of 41 pounds on the gauge; and

WHEREAS, the original appeal was denied by the board on July 6, 1926, reopened on July 27, 1926, and set for a rehearing September 21, 1926; and

WHEREAS, the existing standpipe equipment is supplied direct from the city main, fed two ways, and the use and occupancy of the building shall be restricted to the display of motion pictures only, and the board deemed that the gravity and suction tanks could be omitted.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to Item 2 (requiring the installation of gravity tank), *on condition* that Item 1, as to pump installation shall be complied with, by installing a 25-H.P. pump with not less than 4-in. intake pipes, fed from both mains; and that the building shall be not increased in height or area; and *granted* only so long as the use and occupancy are limited to the conduct of a motion picture theatre, and no dressing rooms, stage or scenery incorporated therein.

462-26-A.

APPELLANT—James Matthews, for Valentine Theatre Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—237 East Fordham road, The Bronx.

## APPEARANCES—

For Appellant: James Matthews.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Absent ..... 0

## THE RESOLUTION:

(462-26-A)

WHEREAS, James Matthews, for Valentine Theatre Corp., owner, filed, May 22, 1926, an appeal from an order of the fire commissioner, affecting premises 237 East Fordham road, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 11, 1926 (N. B. Applic. No. 282-1926), reads:

"2. Provide a gravity tank with all appurtenances of at least 3,500 gallon fire reserve, bottom to be 20' above the roof.

"3. Provide an electric fire pump of 250 gallons per minute capacity with a 25 horse power motor, suctioning from a 5,000 gallon tank, etc., all according to the Rule No. 38.";

and

WHEREAS, the building is fireproof, having a frontage of 129 ft. 10 in. on Fordham road and 106 ft. 10 in. on Valentine avenue (a total area of approximately 11,500 sq. ft.), with an orchestra, balcony and roof garden; OCCUPIED as stores and offices on the easterly Fordham road front and the remainder of the premises as a motion picture theatre: orchestra, 850 seats; balcony, 400 seats; roof garden, 500 seats; and

WHEREAS, appellant contends that to provide the roof tank would require a substantial reinforcement of the building and as to installing the suction tank, contends that it is not practicable to excavate further under the structure because of the rock formation under the building and proposes to provide siamese connections, with a standpipe system (with outlets on each floor) having a direct connection to the city main in Fordham road; and further contends that the street main in Fordham road is fed two ways and that the pressure is in excess of 50 pounds per square inch.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

628-26-A.

APPELLANT—Elco Shoe Mfrs., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—73-81 Stone avenue, Brooklyn.

## APPEARANCES—

For Appellant: J. P. Leary and William Goldback.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

(628-26-A)

WHEREAS, Elco Shoe Manufacturers, Inc., owner, filed, July 19, 1926, an appeal from an order of the fire commissioner, affecting premises 73-81 Stone avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 26, 1926 (Order No. 4441-LC), reads:

"1. Reduce the quantity of volatile inflammable mixture (rubber cement) stored, handled or used above the 1st story to 5 gallons. Sec. 112-E. Ch. 10. C. of O.";

and

WHEREAS, the building is non-fireproof, 4 stories and basement in height, 125 ft. by 95 ft. in area; OCCUPIED for the manufacture of shoes: basement, 5 persons; 1st story, 40 persons; 2nd story, 35 persons; 3rd story, 50 persons; 4th story, 75 persons; and



# MINUTES

WHEREAS, the appellant proposes to store 20 gallons of rubber cement at night in a metal cabinet on the roof, and during working hours the rubber cement is to be kept in safety pots on the 4th story for use.

*Resolved*, that the order of the fire commissioner be and hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than twenty (20) gallons of this material shall be stored and maintained on premises any one time, confined in an approved metal cabinet, located on the roof of main building; and that the material work shall be maintained in metal safety pots, not exceeding one quart capacity each.

10-26-A.

APPELLANT—Sigmund Schuler, for Elsinore Perfume Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—25 Bergen street, Borough of Brooklyn.

APPEARANCES—

For Appellant: Sigmund Schuler.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(650-26-A)

WHEREAS, Sigmund Schuler, for Elsinore Perfume Co., see, filed, July 27, 1926, an appeal from an order of the fire commissioner, affecting premises 25 Bergen street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 1926 (Order No. 4599-LC), reads:

"1. Provide a fireproof room or vault with a self-closing, fireproof door for the storage of alcohol, said enclosure to be well ventilated to the outer air."

WHEREAS, the building is non-fireproof, 3 stories in height, 40 ft. by 89 ft. in area; OCCUPIED: 1st story, wood storage, 3 persons; 2nd story, manufacture of perfume and the storage of 200 gallons of alcohol, 5 persons; 3rd story, manufacture of extracts, 3 persons; and

WHEREAS, the appellant contends that the alcohol is stored in a vault at the centre of 2nd story, constructed of wood, fire-retarded with a fireproof, self-closing door to same; and

WHEREAS, the board deemed that the floor was sufficiently strong to support an enclosure of fireproof material.

*Resolved*, that the order of the fire commissioner be and hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the alcohol stored on the premises shall not exceed 200 gallons at any one time maintained in metal drums stored in an enclosure, located at the rear of building (northwesterly corner), constructed of four-inch gypsum partitions or other fireproof material, with double-hung window, opening to the outer air; the door opening to be equipped with a self-closing, tin-clad door.

1-26-A.

APPELLANT—Frederick L. Green, for The Fraser Tablet Company, E. R. Ewart, president, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—443-455 Nineteenth street, Brooklyn.

APPEARANCES—

For Appellant: Frederick L. Green.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(710-26-A)

WHEREAS, Frederick L. Green, for the Fraser Tablet Company, owner, filed August 17, 1926, an appeal from the order of the fire commissioner, affecting premises 443-455 Nineteenth street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 16, 1925, reads:

No. 99864-LC

"You are hereby notified that an inspection of the above premises, used for the storage of sulphur, acid, etc., shows that the following must be done before the permit requested by you can be issued:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch extending from cellar to roof, etc., Sec. 581, Chap. 5, Code of Ordinances."

and

WHEREAS, the main building is non-fireproof, two stories (32 feet) in height, having a frontage of 137 feet on 19th street, 49 feet on 18th street and a depth of 197 feet (13,500 sq. ft. approximately) in area; there is also a one-story metal building 18 feet 6 inches by 56 feet in area and a one-story non-fireproof building 39 feet by 102 feet in area; the total area of all the buildings being approximately 17,000 square feet; OCCUPIED for the manufacture of drug preparations, pills, etc.; and

WHEREAS, appellant contends that the premises face on two street fronts; that ample exits are provided; that the buildings are divided into subareas by fireproof walls with fireproof doors at openings therein; and that very little inflammable material is stored on the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building be not increased in height or area; and that the floor areas as now sub-divided shall be not increased, changed or altered; and that the premises shall be equipped throughout with an approved sprinkler system.

728-26-A.

APPELLANT—Edward P. Doyle, for H. S. Karp, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—27 Wilbur avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(728-26-A)

WHEREAS, Edward P. Doyle, for Grubman Engineering Company, Inc., lessee, filed August 26, 1926, an appeal with the board of standards and appeals, from an order of the fire commissioner, affecting premises 27 Wilbur ave., Long Island City, Borough of Queens; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated August 23, 1926, reads:

Order No. 4910-LC:

"You are hereby notified that an inspection of the above premises used for the storage of nitro cellulose products shows that the following must be done before the permit requested by you can be issued:

"2. Provide jets of water where saws or cutting tools are used on 3rd story, which are likely to heat the nitro-cellulose product to the firing point of friction or otherwise, so that same shall continuously play upon the point of contact.

"3. Discontinue the use of flame or fire in room or compartment where nitro-cellulose are stored or used for the manufacture of articles therefrom.

"5. Discontinue use of portable lights on extension cords in any room in which nitro-cellulose products are handled or stored.

"7. Protect all steam pipes or risers that are within 6 ft. 0 in. of floor with wire guards or non-combustible pipe covering.

"8. Provide suitable guards around radiator (steam-pipes) to prevent combustible material from coming in contact therewith."

and

WHEREAS, the building is fireproof, 5 stories in height, 70 feet by 185 feet in area; OCCUPIED: Cellar, manufacture of metal boxes, 70 persons; 1st story, manufacture of gas heaters, 70 persons; 3rd story, occupied by appellant for the manufacture of dolls' eyes (celluloid on buckram) and mechanism for dolls' voices, 75 persons; 4th story, manufacture of hair waving machines, 40 persons; and

WHEREAS, appellant contends that the building is protected with a sprinkler system; that all celluloid not in work is stored in a fireproof vault and that under Cal. No. 1270-25-A permission was granted to use 25 pounds of celluloid, and contends that the small amount of celluloid used would make a compliance with the orders a great hardship.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to Item 1 *on condition* that the requirements as stipulated under resolution of this board Cal. No. 1270-25-A, affecting these premises, shall be complied with; as to Item 2 of this order *on condition* that a water bucket shall be provided and maintained at each end and center of table when work on this material is done and that not more than one cutting machine shall be operated for this use in the premises; the appeal as to Item 3 be and it hereby is *denied*; Item 5 *granted on condition* that the flexible cord drop lights shall be hung from the fixed ceiling socket; as to Items 7 and 8, *granted on condition* that the steam coils and radiators, within five feet in any direction of the work bench, shall be covered with  $\frac{1}{4}$  inch wire mesh guard; and that not more than 25 pounds of celluloid shall be used, stored or maintained on the premises at any one time.

736-26-A.

APPELLANT—Thompson-Starrett Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—245 Hunterspoint avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Cornelius J. Sullivan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(736-26-A)

WHEREAS, Eidlitz & Hulse, for Thompson-Starrett Company, owners, filed, August 27, 1926, an appeal from an order of the fire commissioner, affecting premises 245 Hunterspoint avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 12, 1926, reads:

Order No. 98549-F:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof in Building A, with necessary check valves and  $2\frac{1}{2}$ -inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is a steel frame structure, covered on the exterior with corrugated iron, the inside from base line to eaves being lined with beaver board; the roof being metal; one clerestory (40 feet to peak of roof) in height, 81 ft.  $3\frac{1}{2}$ -in. by 145 ft. 7 in. (approximately 11,700 sq. ft.) in area; OCCUPIED as a sheet metal shop, 30 persons; and

WHEREAS, appellant contends that there is a city fire hydrant in the immediate vicinity of the building; and that there are many windows and doorways affording ready access to the interior of the building.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building be not increased in height or area; that the use and occupancy shall be restricted to the operation of sheet metal work; and that the premises shall be equipped with not less than five (5) 40-gallon water casks, acceptable to the fire department, same to be distributed throughout the building.

739-26-A.

APPELLANT—F. Willard Bowman, owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—245 Beverly road, Douglaston, Borough of Queens.

APPEARANCES—

For Appellant: F. Willard Bowman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(739-26-A)

WHEREAS, F. Willard Bowman, owner, filed August 28, 1926, an appeal from a decision of the fire commissioner, affecting premises No. 245 Beverly Road, Douglaston, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated August 20, 1926, reads: (Alt. 2605-1926)

"1. Pump and burner must be approved by the Board of Standards and Appeals."

and

WHEREAS, the building is frame, 2 stories and attic in height, 24 feet by 38 feet in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed, consisting of a 1100 gallon oil storage tank, a Foster oil burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant requests a temporary permit for the



# MINUTES

use of the installation pending the approval of the burner by the board.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* for a temporary period of ninety days, at owner's risk, *on condition* that the installation otherwise shall comply with the fuel oil rules in all respects.

740-26-A.

APPELLANT—F. Willard Bowman, for Edw. L. Wertheim, owner.

SUBJECT—Appeal from decision of fire commissioner.  
PREMISES AFFECTED—315 Hollywood avenue, Douglaston, Borough of Queens.

APPEARANCES—

For Appellant: F. Willard Bowman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(740-26-A)

WHEREAS, F. Willard Bowman, for Edward L. Wertheim, owner, filed, August 28, 1926, an appeal from a decision of the fire commissioner, affecting premises No. 315 Hollywood avenue, Douglaston, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated August 20, 1926 (Alt. 2606-1926), reads:

"1. Pump and burner must be approved by the Board of Standards and Appeals.";

and  
WHEREAS, the building is frame, two stories and attic in height, 27 ft. 8 in. by 34 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed, consisting of a 1,100-gallon oil storage tank, a Foster oil burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant requests a temporary permit for the use of the installation pending the approval of the burner by the board.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* for a temporary period of ninety days, at owner's risk, *on condition* that the installation otherwise shall comply with the fuel oil rules in all respects.

903-26-A.

APPELLANT—David E. Kennedy, Inc., for C. S. & K. Construction Co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—331-341 West 86th street, Manhattan.

APPEARANCES—

For Appellant: George L. Donnellan.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(903-26-A)

WHEREAS, David E. Kennedy, Inc., for C. S. & K. Construction Co., owner, filed, November 5, 1926, an appeal from a decision of the superintendent of buildings, affect-

ing premises 331-341 West 86th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated June 15, 1926 (re N. B. App. 552-1925), reads:

"Replying to your letters of June 15th, 1926, requesting approval for the use of cork tile flooring at above premises, you are advised that inasmuch as this building is more than 150 ft. high, the use of combustible material for flooring is not permissible.";

and

WHEREAS, the building is fireproof, 20 stories, 230 ft. in height, 118 ft. by 90 ft. 1 in. in area; OCCUPIED as a hotel; and

WHEREAS, the appellant proposes to cover the floors of rooms and corridors with  $\frac{1}{4}$  in. cork tile flooring made by the single slab method of manufacture; and

WHEREAS, the appellant contends that the cork tile flooring will be placed only in fireproof rooms and corridors; that the conditions of the building and material are similar to those granted by the board under Cal. No. 576-26-A; and

WHEREAS, it is not proposed to use or install this material in substitution for any floor construction, required by the building code.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the material installed as floor cover furnishing shall be in addition to any and all structural requirement, finish and surfacing required by the building code.

## BUILDING ZONE CASES.

935-19-BZ.

APPLICANT—Thomas I. Sheridan, for Harris Garage Corp., owner.

SUBJECT—Application for reopening, modification of resolution, re decision of superintendent of buildings, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1728-1750 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: Thomas I. Sheridan.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for hearing December 7, 1926, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

289-26-BZ.

APPLICANT—Frederick J. Flynn, for H. & S. Sonn, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—816-832 Home street, 1217-1223 Prospect avenue, south side Home street, 110.21 feet east of Union avenue, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: James F. O'Neill, Michael Steinfeld, Haskel Jacobs and M. H. Alben.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0



# MINUTES

603-26-BZ.

APPLICANT—Emil Guterman, for John Ballschuss, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—22016 Merrick road, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman, John Ballschuss.  
For Opposition: Myrtle McGuire, Irene Griffin, Emma Frey.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

682-26-BZ.

APPLICANT—William F. Doyle, for William Hagedorn, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES—Southeast corner of Jerome avenue and East 182nd street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.  
For Opposition: Rev. Richard B. Cushion, Jacob Stahl, William B. DeLacy.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle .....	2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon .....	3
Absent .....	0

THE RESOLUTION:

(682-26-BZ)

WHEREAS, William F. Doyle, for William Hagedorn, owner, filed, August 4, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East 182nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; that East 182nd street is in a residence district, and that Walton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 4, 1926, reads:

"1. Garage for more than five cars may not be permitted in a business district."

and

WHEREAS, the proposed building is to be of non-fire-proof construction, two stories in height, with a frontage of 148 ft. on Jerome avenue and 100 ft. on East 182nd street; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of

buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

528-26-BZ.

APPLICANT—David L. Malbin, for Oscar E. Hayman, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2150-2176 Gravesend avenue, Brooklyn.

APPEARANCES—

For Applicant: David L. Malbin.  
For Opposition: P. B. Hickey, John J. Glynn, Rev. Peter J. Rickard, G. Morrell, George Gibson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(528-26-BZ)

WHEREAS, David L. Malbin, for Oscar E. Hayman, owner, filed, June 8, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2150-2176 Gravesend avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in both a business and unrestricted district; that Avenue T is in a business district, and that Lake street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1926, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4, 2, 15.

"The erection of a public garage for more than five motor vehicles in a business district."

and

WHEREAS, the proposed building is to be of non-fire-proof construction, one story in height, with a frontage of 225 ft. 2 in. and a depth of 75 ft. and 76 ft. 7¾ in., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

705-26-BZ.

APPLICANT—Hannah E. Plant and George Robinson, owners.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building with stores on the first story.

PREMISES AFFECTED—430-436 East 21st street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.  
For Opposition: Adolph Muller, Charles Kurzweil, John O'Rourke and James L. King.



# MINUTES

ACTION OF BOARD—Application denied.  
THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1  
Negative: Chairman Walsh, Commissioners  
Connell and Holland and Chief Kenlon . 4  
Absent ..... 0

THE RESOLUTION:

(703-26-BZ)

WHEREAS, Hannah E. Plant and George Robinson, owners, filed, August 13, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building with stores on the first story; premises 430-436 East 21st street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cortelyou road, east of East 21st street, is in a business district; that Cortelyou road, west of East 21st street, is in a residence district, and that East 21st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 16, 1926, reads:

"1. Stores in residential district—contrary to Zone Resolution—Art. 11, S. 3.";

and

WHEREAS, the proposed building is of non-fireproof construction, 1 and 2 stories in height, with a frontage of 113 ft. 6¼ in. on Cortelyou road and 59 ft. on East 21st street; to be occupied as stores and dwelling; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

726-26-BZ.

APPLICANT—John J. Mackey, for Hyman Grobelsky & Harry Slater, owners.

SUBJECT—Application (re decision of superintendent of buildings) under section 7b of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an extension used for business purposes.

PREMISES AFFECTED—4806-4810 New Utrecht avenue, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Mackey.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(726-26-BZ)

WHEREAS, John J. Mackey, for Hyman Grobelsky and Harry Slater, owners, filed, August 24, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an extension used for business purposes; premises 4806-4810 New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is business and 48th street and 49th street are residence; and

WHEREAS, the order of the superintendent of buildings, rendered June 9, 1926 (re Viol. No. 35470-1926), reads:

"You will please take notice that there exists a violation of the Building Code at the premises herein-after described, in that,

"Rear corner of proposed extension extends into a residential zone. In violation of Building Zone Resolution.

"You are hereby required to remove said violation forthwith, or legal proceedings will be commenced against you.";

and

WHEREAS, the existing building is of non-fireproof construction, 3 stories in height, with a frontage of 40 ft. and a depth of 83 ft. 9½ in. to 116 ft. 8 in., irregular; to be occupied for business uses; a new one story extension has been erected at rear, the extreme westerly end extending 16 ft. 8 in. into the residence district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7b of the building zone resolution and that to deprive him of the proposed use would entail practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation of the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted, only so far as it affects a small, irregular, triangular gore at the rear of this plot for business use, on condition that any structure erected in the residence use district area of these premises shall not exceed in height one story above curb; that the walls wholly within the residence district shall be unpierced throughout their entire height and length; that the requirements of the building zone resolution shall be complied with in all other respects and that all permits required for the prosecution of the work shall be obtained within six months and the building completed within one year from the date of this action.

762-26-BZ.

APPLICANT—John DeHart, for Ernest J. Coates, owner.

SUBJECT—Application (re order of fire commissioner) under sections 7b and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building.

PREMISES AFFECTED—140 Remson street, Brooklyn.

APPEARANCES—

For Applicant: John DeHart, Dr. Ernest J. Coates, Charles F. Kingsley.

For Opposition: Albert Conway, Edward G. O'Neill, Oscar W. Swift.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland and Chief  
Kenlon ..... 2  
Negative: Chairman Walsh, Commissioners  
Connell and Guilfoyle ..... 3  
Absent ..... 0

THE RESOLUTION:

(762-26-BZ)

WHEREAS, John DeHart, for Ernest J. Coates, owner, filed, September 15, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 140 Remsen street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-



# MINUTES

ing zone resolution show that Clinton street is business, and Kemsens street and Hunt alley are residence; and

WHEREAS, the decision of the superintendent of buildings, rendered August 19, 1926 (re App. 14977-1926), reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 3, the erection of an office building partly in a residential district.";

and

WHEREAS, the proposed building is to be of fireproof construction, 10 stories in height, with a frontage of 22 ft. and a depth of 109 ft.; to be occupied as business; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7b of the building zone resolution and that under existing conditions on this street front the existing building within the business area influence of Clinton street abutting this property is occupied by conforming residence district occupancy; denial of application would not involve practical difficulty or unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

853-26-BZ.

APPLICANT—Hugo E. Magnuson, for William Peat, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an ice manufacturing plant.

PREMISES AFFECTED—416-426 West 204th street, Manhattan.

APPEARANCES—

For Applicant: Leroy P. Ward.

For Opposition: J. H. Friedlander.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(853-26-BZ)

WHEREAS, Hugo E. Magnuson, for William Peat, owner, filed, October 19, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an ice manufacturing plant; premises 416-426 West 204th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 204th street is in a residence district; that 10th avenue is in a business and unrestricted district, and that 9th avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 8, 1926, reads:

"1. Business and manufacturing buildings in residence districts are unlawful—Art. II of Zoning Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, 2 stories in height, with a frontage of 150 ft. and a depth of 99 ft. 11 in.; to be occupied as an ice manufacturing plant; and

WHEREAS, the board deems that it would impose a condition of hardship if this applicant were deprived of the

proposed use of this property which was designated on the zoning maps as unrestricted at the time of purchase and was purchased for the specific use and operation of his business conducted in the vicinity on property taken by the city for public utility service.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall not exceed a height of 2 stories above grade; that the westerly gable wall shall be unpierced throughout its entire height and length; that the loading platform shall be confined to the easterly front of the premises not exceeding a distance of 90 ft. from the easterly gable wall; that the remainder of the street front on the first story shall be restricted for office and operative use of the business conducted on these premises; the front elevation of the building shall be finished with face brick and architectural terra cotta or natural stone trimmings; any chimney stack erected shall be carried at least 25 ft. above the roof of the abutting building to the west; that no roof signs shall be erected or maintained; any sign placed on the front of the building shall be restricted to flat wall panels, indicating the name and title of the business conducted on the premises; that all permits necessary for the prosecution of the work shall be obtained within 9 months and any work involved completed within 18 months from the date of this action.

## CASES DISMISSED.

### Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(24-26-A)

Filed January 9, 1926—Premises 1328 President street, Brooklyn. Decision of the fire commissioner. Appellant M. J. Sage. Dismissed for lack of prosecution.

(89-26-A)

Filed January 29, 1926—Premises 67-69 Murray street, Manhattan. Order of the fire commissioner. Appellant Griffin Manufacturing Co., Inc. Dismissed for lack of prosecution.

(177-26-A)

Filed March 1, 1926—Premises 100 Kent street, Brooklyn. Order of the fire commissioner. Appellant Knute Olsen. Dismissed for lack of prosecution.

(197-26-A)

Filed March 8, 1926—Premises 24½ Grove street, Manhattan. Order of the fire commissioner. Appellant Simon Weisenberg. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

WHEREAS, the foregoing appellants have filed with the board of standards and appeals appeals from orders affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are dismissed for lack of prosecution.



# MINUTES

## *Under the Building Zone Resolution.*

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(46-26-BZ)

Filed January 19, 1926—Premises 820-830 Empire boulevard, Brooklyn. Decision of the superintendent of buildings. Applicant Croker National Fire Prevention Engineering Co. Dismissed for lack of prosecution.

(254-26-BZ)

Filed March 24, 1926—Premises south side of East New York avenue, 337 ft. 6 in. east of Schenectady avenue, Brooklyn. Decision of the superintendent of buildings. Applicant R. K. R. Building Co., Inc. Dismissed for lack of prosecution.

### THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle..... 4  
Negative ..... 0  
Absent: Chief Kenlon..... 1

### THE RESOLUTION:

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

## APPROVAL OF PLANS.

199-26-BZ.

APPLICANT—William F. Doyle, for Hyman Greenberg, owner.

SUBJECT—Application for approval of returned plans (re decision of the tenement house commissioner) under sections 7c and 21 of the building zone resolution, to permit in an "F" area district extending from a "C" area district the erection and maintenance of a tenement house with the area of lot occupied, yard and courts designed as required by the zone resolution for a "C" area district.

PREMISES AFFECTED—South west corner of Forest parkway and Ruth place, Woodhaven, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Plans submitted approved as being in practical compliance with resolution.

### THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

## AREA FIXED.

The chairman read a communication from James W. Byrnes, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district a rag store or baling shop; premises No. 145 Frost street, Brooklyn.

The following area was approved by the board:

"Both sides of Frost Street from a point 100 feet west of Manhattan Avenue to a point 100 feet east of Graham Avenue, also the premises adjoining at rear and for a distance of 50 feet each side of the side lot lines of the premises under appeal."

Adjourned 2.15 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, NOVEMBER 30, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

636-26-S.

PETITIONER—F. H. Dewey & Co., for Henry Phipps Estates, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—19-27 East 45th street, Manhattan.

APPEARANCES—

For Petitioner: Yasuo Matsui.

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m., on request of petitioner.

768-26-S.

PETITIONER—Robert Teichman, for John L. O'Connor, trustee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—39-41 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Robert Teichman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m., for submission of revised plans.

779-26-S.

PETITIONER—Julius Eckmann, for Estate of Edw. M. Brown, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—45 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m., on request of petitioner.

783-26-S.

PETITIONER—Cordley and Hayes, for Walter Baker and Company, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—9 Leonard street and 155-159 Franklin street, Manhattan.

APPEARANCES—

For Petitioner: G. Young, Walter Heithaus.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Laid over to December 14, 1926, at 2 p. m., for conference with fire department.

663-26-S.

PETITIONER—George & Edward Blum, for Lawrence Building Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-231 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(663-26-S)

WHEREAS, Edward P. Doyle, substituted for George and Edward Blum, for Lawrence Building Co., Inc., owner, filed, July 30, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 225-231 West 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 22, 1925 (Order No. 85692-LD), reads:

"1. Remove combustible articles from stair enclosures 1st story east side of building (cigar stand), as per Rule 5 of Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, 16 stories in height, 84 ft. 4 in. by 98 ft. 9 in. in area at 1st story and 84 ft. 4 in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and tenant factories, 110 persons per story, petitioner occupying a cigar stand on the 1st story in the stair enclosure at the east side of the building; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the cigar stand does not obstruct the means of egress from the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

677-26-S.

PETITIONER—William F. Doyle, for Aran Aaront, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—560 Seventh avenue, Manhattan.

APPEARANCES—

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(677-26-S)

WHEREAS, William F. Doyle, for Aran Aaront, owner, filed, August 2, 1926, a petition for variation from the requirements of the labor law, as cited in the decision of the

superintendent of buildings, affecting premises 560 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 20, 1926, reads:

"An inspection was made of the above premises on May 3, 1926, and it was found that the building should be fireproof construction for proposed factory occupancy and two means of egress as per section 270 of the Labor Law should be provided.";

and

WHEREAS, the building is non-fireproof, 5 stories (72 ft.) in height, 25.1 ft. by 61 ft. in area; OCCUPIED: 1st story, stores; 2nd story, part offices and partly vacant at present, 10 persons; 3rd story, manufacture of dresses, 16 persons; 4th story, manufacture of dresses, 19 persons; 5th story, manufacture of embroidery, 15 persons; EQUIPPED with a fire alarm signal system; EXITS: a horizontal exit at the rear (protected with self-closing, fireproof doors) leading to the stairway of the adjoining building to west, 203 West 40th street; a horizontal exit at north leading into open loft of 562 Seventh avenue and, also, a party wall fire escape on the front of the building; ROOFS of adjoining buildings: to west 12 ft. lower; to north, same height; and

WHEREAS, petitioner contends, in view of the small area of the building and the small occupancy, that the existing means of egress are adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects that portion, 25.1 ft. by 61 ft., of the combined premises located at the corner of 40th street and Seventh avenue, on condition that all exit requirements of the labor law for an existing factory building shall be provided and maintained, with the exception of the counterbalanced drop ladder from the lowest balcony of fire escape on the front of the building which is hereby allowed to remain; and that the building shall not be increased in height, area or dimension.

698-26-S.

PETITIONER—George & Edward Blum, for 247 West 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—247-249 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Edward Blum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(698-26-S)

WHEREAS George and Edward Blum, for 247 West 30th Street Realty Co., Inc., owner, filed, August 11, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 247-249 West 30th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1926 (N. B. Applic. No. 195-1926), reads:

"8. Windows should conform to sec. 264 Labor Law. No pane may exceed 720 square inches in area.";

and

WHEREAS, the building is fireproof, 16 stories in height, 49 ft. 11 in. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, show room and 25 per cent manufacturing, 70 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st



# MINUTES

story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories in the street wall of the building, glazed with  $\frac{1}{4}$  in. thick plate glass; the maximum area of the glass on the 1st story being 8 ft. 6 $\frac{1}{2}$  in. by 8 ft. 4 in.; on the 2nd story being 5 ft. 6 $\frac{1}{2}$  in. by 7 ft. 1 in., and on the 3rd story being 5 ft. 2 $\frac{1}{2}$  in. by 7 ft. 1 in. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower three stories and would, also, detract from the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as the order affects the windows on the street front of the three lower stories, *on condition* that these openings be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

699-26-S.

PETITIONER—George & Edward Blum, for 251 West 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—251-255 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Edward Blum.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(699-26-S)

WHEREAS, George and Edward Blum, for 251 West 30th Street Corp., owner, filed, August 11, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 251-255 West 30th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 3, 1926 (N. B. Applic. No. 178-1926), reads:

"1. Windows on 1st, 2nd and 3rd floors should be constructed as per Section 264 of Labor Law and Rule 503 of Industrial Code."

and

WHEREAS, the building is fireproof, 16 stories in height, 75 ft. by 98 ft. 9 in. in area at 1st story and 75 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and 25 per cent manufacturing, 70 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories, in the street walls of the building, glazed with  $\frac{1}{4}$  in. thick plate glass; the maximum area of the glass on the 1st story being 9 ft. 10 in. by 6 ft. 8 in.; on the 2nd story, 6 ft. 1 $\frac{1}{2}$  in. by 6 ft. 7 in., and on the 3rd story being 4 ft. 8 in. by 7 ft. 3 in. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lower three stories and would, also, detract from the architectural appearance of the building.

Resolved, that the board of standards and appeals does

hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as the order affects the windows on the three lower stories on the street front, *on condition* that all openings be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

769-26-S.

PETITIONER—George & Edward Blum and S. Walter Katz, for 40 West 48th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—15 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: S. Walter Katz, Edward Blum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(769-26-S)

WHEREAS, George and Edward Blum and S. Walter Katz, for 40 West 48th Street Corp., owner, filed, September 16, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 15 East 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 23, 1926 (Order No. 99795-LD), reads:

"1. Discontinue the use of these premises for manufacturing purpose, for the reason that the exit facilities do not comply with the provisions of Sec. 270 of the Labor Law, for buildings erected after Oct. 1, 1913.

"Present interior stairway has not been provided with on all stories with fire doors providing an unobstructed width of at least 44 in., Sec. 270 of the Labor Law.

"No second means of egress provided. 'Either an interior or exterior enclosed fireproof stairway or a horizontal exit.' Sec. 270 of the Labor Law. 'No exit signs at least 8" in height, illuminated by lights having red globes in time of darkness, provided at all means of egress, as per section 272 of the Labor Law. Fireproof of windows not provided as per Sec. 264 of the Labor Law.'";

and

WHEREAS, the building is fireproof, 8 stories in height, 20 ft. 10 $\frac{1}{2}$  in. by 99 ft. in area; OCCUPIED: 1st story, stores, 15 persons; 2nd to 8th stories, inclusive, manufacturing, 15 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior iron and slate stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the exit doors to stair hall at each story have an unobstructed width of 36 in.; that the front windows are of  $\frac{1}{4}$  in. plate glass, the maximum size of glass at 1st story, 4 ft. 9 in. by 7 ft. 3 in., and 5 ft. 4 $\frac{1}{2}$  in. by 5 ft. at the 2nd story; all other windows in the building comply with the labor law; that the building was erected in November of 1924; furthermore, the petitioner proposes to construct a fire escape on the front of the building with ladder extension to roof and drop ladder to sidewalk, in lieu of an interior or exterior enclosed fireproof stairway.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.



# MINUTES

786-26-S.

PETITIONER—Sugarman & Berger, for Furland Company, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—144-154 West 30th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(786-26-S)

WHEREAS, Sugarman and Berger, for Furland Co., Inc., owner, filed, September 23, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 144-154 West 30th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated June 18, 1926 (N. B. 10-1926), reads:

"25. All windows must comply with Section 264-7 of Labor Law.";

and

WHEREAS, the building is fireproof, 20 stories in height, 137 ft. 11 in. by 98 ft. 9 in. in area at 1st story; OCCUPIED: 1st story, stores, 120 persons; mezzanine story, offices, 60 persons; upper floors, manufacturing, 112 persons on each story; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; also a fire tower; and

WHEREAS, the petitioner proposes to install large plate glass windows on front of the building, the maximum size glass to be used at 1st story, 10 ft. 6 in. by 7 ft. 9 in.; at 2nd story, 8 ft. 6 in. by 6 ft. 6 in., and at 3rd story, 6 ft. 6 in. by 7 ft. in area; the petitioner contends that the windows under this petition are to be used as show windows; that all other windows will comply with the labor law; and

WHEREAS, no one appeared when this case was called.

*Resolved*, that the petition be and it hereby is *dismissed* for lack of prosecution.

136-26-S.

PETITIONER—Albert Winsten, for Estate of Ray H. Winsten, owner.

SUBJECT—Variation of the labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—2346-2348 Third avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(136-26-S)

WHEREAS, Albert Winsten, for Estate of Ray H. Winsten, filed, February 17, 1926, with the board of standards and appeals, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 2346-2348 Third avenue, Borough of Manhattan; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

*Resolved*, that the foregoing petition be and it hereby is *dismissed* for lack of prosecution.

838-26-S.

PETITIONER—William F. Doyle, for Bethlehem Engineering Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—3-5 East 55th street and 705-713 5th avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin .....	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(838-26-S)

WHEREAS, William F. Doyle, for Bethlehem Engineering Corp., owner, filed, October 13, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 3-5 East 55th street and Nos. 705-713 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 30, 1926 (N. B. 355-1926), reads:

"9. No pane of glass must exceed 5 square feet in area.";

and

WHEREAS, the building is fireproof, 15 stories in height, 120 ft. 5 in. by 150 ft. in area; OCCUPIED: 1st story, stores; upper stories, lofts, offices and show rooms; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; also a fire tower; and

WHEREAS, the petitioner proposes to install large plate glass windows on front of the building the maximum size glass to be used at 1st story, 9 ft. 8 in. by 5 ft. 6 in., and at 3rd story, 5 ft. 6 in. by 7 ft. 6 in. in area; the petitioner contends that to divide the glass into smaller lights would destroy the purpose of stores and detract from the architectural design of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows of the three lower stories on the street front, *on condition* that all openings be equipped with approved metal frames, glazed with  $\frac{1}{4}$  in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

856-26-S.

PETITIONER—Renwick, Aspinwall & Guard, for V. Green Company, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—18-24 Vestry street and 182-200 Hudson street, Manhattan.

APPEARANCES—

For Petitioner: Shirley Guard.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Absent .....	0

THE RESOLUTION:

(856-26-S)

WHEREAS, Renwick, Aspinwall and Guard, for V. Green Co., owner, filed, October 19, 1926, a petition for variation from the requirements of the labor law, as cited in a de-



# MINUTES

cision of the superintendent of buildings, affecting premises Nos. 18-24 Vestry street and Nos. 182-200 Hudson street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated September 15, 1926 (N. B. 175-26), reads:

"17. All windows must comply with Sec. 264-7 Labor Law, or Rule 478/20S Board of Standards and Appeals.";

and  
WHEREAS, the building is fireproof, 12 stories in height, 200 ft. 11 $\frac{3}{4}$  in. by 138 ft. 10 $\frac{1}{4}$  in. in area; OCCUPIED: 1st story, stores and manufacturing, 135 persons; upper stories, manufacturing, 210 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: three interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use double thick plain glass, instead of  $\frac{1}{4}$  in. plate or wire glass, in all front windows facing Canal street, Hudson street and Vestry street; and

WHEREAS, the petitioner contends that the lights of the proposed double thick plain glass are very small, not to exceed 14 in. by 20 in. in area, which is almost one third of the area permitted by the labor law.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the petition be and it hereby is denied.

1228-25-S.

PETITIONER—Albert J. Courtney of Gross & Brown Co., for Ruth A. Wallace, owner.

SUBJECT—Application for reopening, amendment to resolution, re variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—27-37 West 60th street, Manhattan.

APPEARANCES—

For Petitioner: Albert J. Courtney.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1228-25-S)

WHEREAS, Ruth A. Wallace, owner, filed, November 25, 1925, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 27-37 West 60th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 17, 1925 (Order No. 82927-LD), reads:

"1. Discontinue manufacturing on these premises except on the 11th floor rear as stipulated in Certificate of Occupancy 8601, 1924; which permitted factory occupancy on 11th floor rear as per variation of the Labor Law, granted by the Board of Standards and Appeals, calendar No. 362-24-S.

"For the reason that manufacturing is being conducted also on the 3rd, 5th, 6th, 9th and 10th stories and the second required means of exit on the rear of the building does not conform with the requirements of Section 270 of the Labor Law and no interior electric fire alarm system is installed throughout the building as required by Section 279 of the Labor Law, and all doors throughout building do not open outwardly as required by Section 270 of the Labor Law and fire drills are not con-

ducted at least once a month as required by Subdivision 2 of Section 279 of the Labor Law and exit signs at least 8 in. in height, illuminated by lights having red globes in time of darkness are not provided at all means of egress as required by Section 272 of the Labor Law, and no unobstructed passageway is provided leading to both required means of exit on all stories. At present it is necessary to pass through doors in partitions enclosing offices and factories at rear of building, thence through lofts to reach 2nd means of exit at rear of building.";

and

WHEREAS, the building is fireproof, 11 stories in height, 109 ft. by 100 ft. 5 in. in area; OCCUPIED: 1st and 2nd stories, showrooms, 64 persons; 3rd, 5th, 6th, 9th and 10th stories, stockrooms, assembling goods and light manufacturing, such as piston rings, automobile accessories, jewelry and hat stretchers, about 26 persons on each story; 4th story, offices, 70 persons; 7th and 8th stories, offices and stockrooms, 20 persons on each story; 11th story, manufacture of jewelry, 80 persons; EQUIPPED with a sprinkler system and two standpipe lines. EXITS: one interior fireproof stairway, extending from 1st story to roof, enclosed in fireproof partitions, with fire doors at the openings; an exterior iron stairway on rear of building, extending from roof to the yard, having fireproof openings along the course thereof, with egress through 1st story mezzanine passage to interior stairway, thence to street; ROOFS of adjoining building 118 ft. lower at east, 70 ft. lower at west; and

WHEREAS, the petitioner claims that exit signs and red lights have been provided at all exits; that all doors leading to rear exits, to interior stairs and to fireproof passage open outward; that fire drills are unnecessary as the building is 100 per cent sprinklered; the petitioner further contends that the occupancy is small and the manufacturing is of a light nature; and

WHEREAS, this petition was granted by the board at its meeting, May 11, 1926, on certain conditions and petitioner requested a modification of these conditions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that an approved exterior screened iron stairway shall be provided and maintained on the rear of the building, with unobstructed egress leading to both means of egress on each story; except that on the ninth story the egress to exterior screened stair shall be by a corridor extending along the easterly wall to the open deck of the 8th story exterior setback, which shall be maintained free and unobstructed, directly to the exterior screened stairway opening at westerly end of building, and that a fixed iron railing not less than 3 ft. in height shall be set on and above the existing parapet wall of the exterior deck; and that the occupancy otherwise shall remain unchanged; and egress to be maintained from the lowest termination on the mezzanine floor level, with fireproof passageway to front of building leading direct to and connected with the main entrance hall at front of building, and that an interior fire alarm system shall be installed; denied in all other respects.

APPLIANCES SUBMITTED FOR APPROVAL.  
781-26-SA.

PETITIONER—The Thomas-Smith Co.

SUBJECT—Solenoid Type Single Stroke Bells, approval of.

APPEARANCES—

For Petitioner: M. J. Powers.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

792-26-SA.

PETITIONER—Louis C. Eitzen Co.

SUBJECT—North American Low Pressure Oil Burner, approval of.



# MINUTES

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar subject to inspection by committee of the board.

1279-25-SA.

PETITIONER—James Kearney, for Clyde H. Teesdale of the Teesdale Mfg. Co., owner.

SUBJECT—Teesdale Automatic Booster Fuel Oil Pump, approval of.

APPEARANCES—

For Petitioner: James Kearney, Mr. McBride,

ACTION OF BOARD—Petition approved.

THE VOTE TO REOPEN AND APPROVE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

5

Negative .....

0

Absent .....

0

THE RESOLUTION:

(1279-25-SA)

WHEREAS, the Teesdale Manufacturing Co. filed, December 11, 1925, a petition with the board of standards and appeals for approval of its device known as the Teesdale Automatic Booster Fuel Oil Pump; and

WHEREAS, this pump was used in conjunction with fuel oil burning equipment inspected by the board at No. 285 Flatbush avenue extension; and

WHEREAS, this device has been approved by the National Board of Fire Underwriters' laboratory, MP 269.

Resolved, that the board of standards and appeals does hereby approve the Teesdale Automatic Booster Fuel Oil Pump, in accordance with the report of the engineer of this board, for use in conjunction with fuel oil burning equipments in domestic and commercial installations, for use with Grade A oil of not less than 28 degree Baume, and Grade B oil, when installed in operation with fuel oil installations and equipments otherwise complying with the rules of the board of standards and appeals.

2-26-SA.

PETITIONER—American Fire Prevention Bureau, Inc.

SUBJECT—Derby Closed Circuit Alternating Current Sprinkler and Standpipe Supervisory Alarm Panel, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....

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Negative .....

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Absent .....

0

THE RESOLUTION:

(2-26-SA)

WHEREAS, the American Fire Prevention Bureau, Inc., filed, January 2, 1926, a petition with the board of standards

and appeals for approval of their device known as the Derby Closed Circuit Alternating Current Standpipe and Sprinkler Supervisory Alarm Panel; and

WHEREAS, this panel was submitted to the fire department for test and report and a report of the chief of the bureau of fire prevention recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the Derby Closed Circuit A. C. Standpipe and Sprinkler Supervisory Alarm Panel in accordance with the report submitted by the chief of the bureau of fire prevention.

## CASES DISMISSED.

The chairman called attention to the following cases, where notices of intention to petition for approval was offered for filing; but where, despite notices from this office, papers have not been completed:

(4-26-SA)

Filed January 2, 1926—Approval of Pollard Oil Burner. Petitioner John J. Kelly. Dismissed for lack of prosecution.

(293-26-SA)

Filed April 6, 1926—Approval of Lee Oil Burner. Petitioner Hubert A. Kramer. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

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Negative .....

0

Absent .....

0

THE RESOLUTION:

WHEREAS, the foregoing petitioners have filed with the board of standards and appeals petitions for approval of the appliances in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing petitions be and they hereby are dismissed for lack of prosecution.

## RULES.

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendment to Standpipe Rules.

APPEARANCES—

For Petitioner: Mr. White.

For Administration: Inspectors Maher and Carroll of fire department.

ACTION OF BOARD—Petition laid over to December 14, 1926, at 2 p. m., for completion.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, November 16, 1926, as they appeared in Bulletin No. 47, Vol. XI, are hereby corrected to read as follows:

686-26-A.

APPELLANT—Alexander S. Traub, for S. H. Pomeroy Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

\*Correction—Words "modified and the appeal be and it hereby is" added in line 27.

PREMISES AFFECTED—282-296 East 134th street, The Bronx.

APPEARANCES—

For Appellant: Alexander S. Traub.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....

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Negative .....

0

Absent .....

0



# MINUTES

## THE RESOLUTION:

(686-26-A)

WHEREAS, Alexander S. Traub, for S. H. Pomeroy, owner, filed, August 5, 1926, an appeal from an order of the fire commissioner, affecting premises No. 282-296 East 134th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 9, 1926 (Order No. 98804-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

nd  
WHEREAS, the building is non-fireproof, 2 stories (32 ft.)

in height, 150 ft. by 97 ft. 6 in. (approximately 14,000 sq. ft.) in area; OCCUPIED for the manufacture of sheet metal windows and doors: 1st story, 40 persons; 2nd story, 20 persons; and

WHEREAS, appellant contends that the building is provided with a 2-in. standpipe riser (with hose connections and hose on each story) in the center of the building; that it is directly connected to the city main; that there are three city fire hydrants in the immediate vicinity and that the premises are supervised by watchmen at all times.

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that all fire buckets and fire extinguishers, as directed by the fire department, shall be distributed throughout the premises; that the building shall be not increased in height, area or dimension; and *granted* so long as the present occupancy and operation remain substantially unchanged.

# RULES

## SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

### RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

### RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office. The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 53-21-SA—Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 357-22-SA—Quinn Acme Crude Oil Burner, approval of.
- 392-22-SA—The Surface-Combustion Company Low Pressure Gas and Oil Burner, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1104-22-SA—Dean Fuel Oil Pump, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1274-22-SA—Rodriguez Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-SA—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 345-23-SA—Cornell Falat Oil Burner, approval of.
- 392-23-SA—"Billow" Class G. R. Oil Burner, approval of.
- 393-23-SA—"Billow" Class C. R. F. Oil Burner, approval of.
- 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 888-23-SA—Lewis Oil Burner, approval of.
- 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 960-23-SA—Crescent Combustion Fuel Oil Burner, approval of.
- 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.
- 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1339-23-SA—National Light Service Oil Pump, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1358-23-SA—Worthington Oil Burner, approval of.
- 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.
- 1415-23-SA—Enco Mechanical Atomizing Fuel Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1493-23-SA—Newport Rotary Oil Burner, approval of.
- 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 254-24-SA—Sherman Oil Burner, approval of.
- 269-24-SA—Universe Oil Burner, approval of.
- 365-24-SA—Koaless Oil Burner, approval of.
- 379-24-SA—Sure Heat Automatic Oil Burner, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.
- 536-24-SA—Climax Oil Burner, approval of.
- 654-24-SA—Marvel Oil Burner, approval of.
- 702-24-SA—Simplex Mechanical Oil Burner, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.
- 826-24-SA—Heymsfield Low Pressure Burner, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1134-24-SA—Peerless Automatic Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1192-24-SA—Kemp Oil Burner, approval of.
- 1197-24-SA—Yankee Oil Burner, approval of.
- 1337-24-SA—Sure Heat Gravity Oil Burner, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1372-24-SA—Adga High Pressure Burner, approval of.
- 1395-24-SA—Deming Power Rotary Force Pump, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 228-25-SA—Silent Glow Oil Burner, approval of.
- 340-25-SA—McCann-Harrison Low Pressure Oil Burner, approval of.
- 535-25-SA—Universe Automatic Oil Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 729-25-SA—The Hauck Venturi Low Pressure Oil Burner, approval of.
- 814-25-SA—Aetna Automatic Siphon Breaker, approval of.
- 836-25-SA—National Rotary Oil Burner, approval of.
- 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.
- 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.
- 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.
- 951-25-SA—Sword Automatic Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1151-25-SA—Florence Garage Heater, approval of.
- 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.



# RESERVE CALENDAR

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
1345-25-SA—Safe Fire Oil Burner, approval of.  
1346-25-SA—Palmer Gravity Lock, approval of.  
55-26-SA—Ferreira Oil Burner, approval of.  
91-26-SA—Signal Standpipe Alarm Panel, approval of.  
111-26-SA—Gem Fuel Oil Burner, approval of.  
113-26-SA—Orr Fuel Oil Burner, approval of.  
123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.  
167-26-SA—Johnson Automatic Oil Burner, approval of.  
187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
298-26-SA—Aladdin Oil Burner, approval of.  
340-26-SA—Shaw Oil Burner, approval of.  
353-26-SA—Signal Weatherproof Bells, approval of.  
364-26-SA—Kork-n-Seal; approval of.  
397-26-SA—Worthington Triplex Vertical Power Pump, approval of.  
407-26-SA—Chalmers Oil Burner, approval of.  
418-26-SA—Film Inspection Machine (approved type), approval of.  
484-26-SA—Protectoseal Cover, approval of.  
504-26-SA—Rayfield Oil Burner, approval of.

534-26-SA—Soconv Industrial Type "A" Burner, approval of.  
542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.  
560-26-SA—Franklin Domestic Oil Burner, approval of.  
597-26-SA—Baldwin Aerifactor Oil Burner, approval of.  
658-26-SA—Monroe Pump, approval of.  
715-26-SA—Foster Oil Burner, approval of.  
751-26-SA—Jones Oil Burner, approval of.  
755-26-SA—Sundstrand Automatic Oil Burner, approval of.  
764-26-SA—Berggren Oil Burner, approval of.  
765-26-SA—Marr Oil Heat Machine, approval of.  
773-26-SA—Nu-Way Burner Equipment, approval of.  
781-26-SA—Solenoid Type Single Stroke Bells, approval of.  
792-26-SA—North American Low Pressure Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## RULES

### COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 9, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated in each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	121
Cases filed up to and including December 1, 1926..	979	Dismissed .....	69
Restored to calendar.....	83	Denied .....	261
		Granted .....	3
		Granted on condition.....	744
		Appliances approved.....	36
		Appliances dismissed, disapproved or withdrawn....	32
		Rules approved .....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	227	Requests to reopen granted.....	203
Requests to amend.....	43	Requests to reopen denied .....	19
Requests for modification.....	36	Requests to amend granted.....	41
Requests to rescind .....	5	Requests to amend denied .....	2
Requests for extension of time .....	18	Requests for modification granted.....	32
Requests for extension of permit .....	31	Requests for modification denied .....	4
Requests for mechanical installations .....	1	Requests to rescind granted .....	5
Requests for approval of plans.....	14	Requests to rescind denied .....	0
Administrative requests .....	1	Requests for extension of time granted .....	18
Requests for interpretation .....	0	Requests for extension of time denied .....	0
		Requests for extension of permit granted ...	30
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved.....	14
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
Total .....	2181	Total .....	1644
Disposed of.....	1644		
Cases pending December 1, 1926.....	537		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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55205  
NEW

*Allen R.*

# BULLETIN

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DECEMBER 14, 1926

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## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 14, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 21, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, December 7, 1926, at 10 a. m.

Minutes of Regular Meeting, December 7, 1926, at 2 p. m.

Concrete Rules.

Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending December 8, 1926.*

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
999-26-A.....	B.B.Bx.	.955-963 Sixth ave., Man., N. B. 487-1925
998-26-S.....	F.D.	....2007 Seventh ave., Man., L. D. 4758
997-26-A.....	F.D.	....8301 Tilden st., Glendale, Q., L. C. 6553
996-26-BZ.....	B.B.Bx.	.411 East 145th st., Bx., N. B. 1743-1926
995-26-A.....	F.D.	....152-170 Skillman ave., L. I. C., Q., F-75352
994-26-S.....	F.D.	....13 Jay st., Man., L. D. 97926
993-26-BZ.....	B.B.B.	..5911-5923 Bay Pkwy., Bklyn., N. B. 17510-1926
992-26-BZ.....	B.B.B.	..5317 18th ave., Bklyn., Applic. 19643-1926
991-26-A.....	F.D.	....N.W. cor. Wyckoff ave and Cornelia st., E. Williamsburg, Q., N. B. 217-1924
990-26-BZ.....	B.B.Q.	..S.W. cor. Barclay st. and 156th st., Flushing, Q., N. B. 17375-1926
989-26-BZ.....	F.D.	....227 W. 33rd st., Man., Alt. 4105-1926
988-26-BZ.....	B.B.M.	..183-187 E. 71st st., Man., N. B. 394-1926
987-26-A.....	B.B.M.	..471-477 Fifth ave., Man., N. B. 296-1925
986-26-A.....	F.D.	....105 Fulton st., Man., L. C. 35763
985-26-S.....	F.D.	....19 E. 52nd st., Man., L. D. 81225
984-26-S.....	B.B.M.	..209-229 W. Houston st., Man., N. B. 288-1926
983-26-S.....	B.B.M.	..207-225 Varick st., Man., N. B. 83-1926
982-26-S.....	F.D.	....15 East 52nd st., Man., L. D. 1108
981-26-A.....	B.B.M.	..182 West 102nd st., Man., Alt. 2511-1926
980-26-BZ.....	B.B.B.	..1951-1961 Flatbush ave., Bklyn., Applic. 18268-1926

## CODE.

F.D.	.....Fire Department
H.D.	.....Health Department
B.B.B.	.....Bureau of Buildings, Brooklyn
B.B.M.	.....Bureau of Buildings, Manhattan
B.B.Q.	.....Bureau of Buildings, Queens
B.B.R.	.....Bureau of Buildings, Richmond
B.B.Bx.	.....Bureau of Buildings, Bronx
T.H.D.	.....Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 14, 1926, AT 2 P. M.**

*Building Zone Cases.*

840-26-BZ.

APPLICANT—James W. Brynes, for Filomine Clementi, owner.

PREMISES—67-69 Cumberland street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of four (4) commercial motor vehicles used in connection with a trucking business conducted by the owner residing on the premises.

878-26-BZ.

APPLICANT—O. B. Almgren, for Edwin Construction Co., Inc., owner.

PREMISES—107-115 Crown street, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

889-26-BZ.

APPLICANT—William F. Doyle, for Salvatore Cino, owner.

PREMISES—8-10 East 2nd street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required by the zone resolution.

835-26-BZ.

APPLICANT—Philip J. Simmott, for Bon Ton Realty Co., owner.

PREMISES—Southwest corner of Jerome avenue and West 181st street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop also a gasoline service station.

851-26-BZ.

APPLICANT—Christ Callas, for Constantine Callas, owner.

PREMISES—Northeast corner of Morell avenue and Woodhaven boulevard, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

854-26-BZ.

APPLICANT—Joseph Orlando, for Clintoñ Enterprises, Inc., owner.

PREMISES—708-716 East Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building.

855-26-BZ.

APPLICANT—Joseph Orlando, for Broadway and Dyckman Building Corp., owner.

PREMISES—4761-4779 Broadway and 231-239 Dyckman street, Manhattan.



# CALENDAR

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building.

041-26-BZ.

APPLICANT—John DeHart, for Max Stoorman, owner.  
PREMISES—1963 Prospect avenue, The Bronx.

APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT in a residence district extending from a business district the alteration and conversion of occupancy in part from residence to business use.

**DECEMBER 14, 1926, 10 A. M.**

*Appeals from Administrative Orders.*

737-26-A—1790 Broadway, Manhattan.

797-26-A—1357 Plimpton avenue, The Bronx.

804-26-A—38-40 Commerce street, Manhattan.

806-26-A—466 Vanderbilt avenue, Brooklyn.

822-26-A—40-42 East 19th street, Manhattan.

826-26-A—105-109 West 71st street and 110-112 West 72nd street, Manhattan.

828-26-A—1359 Plimpton avenue, The Bronx.

837-26-A—Southeast corner of Nelson avenue and Van Dam street, Long Island City, Borough of Queens.

947-26-A—306-310 West 52nd street, Manhattan.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 14, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

L. NO. 108-26-BZ—Application, February 5, 1926, under sections 7b and 21 of the building zone resolution, of Eugene De Rosa, architect, on behalf of Emerdyke Realty Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan.

L. NO. 496-26-BZ—Application, June 2, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of The Debb Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

L. NO. 556-26-BZ—Application, June 17, 1926, under section 21 of the building zone resolution, of Herbert Ascher, applicant, substituted for John L. Buckley, on behalf of George Ehret, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station; premises 2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Manhattan.

CAL. NO. 794-26-BZ—Application, September 27, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Milef Realty Corp., owner, to permit in a 2½ times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution; premises 65-69 Broad street and 30-36 Beaver street, Manhattan.

CAL. NO. 813-26-BZ—Application, October 5, 1926, under section 21 of the building zone resolution, of Samuel Rosenblum, architect, on behalf of Rosheg Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and dwelling above; premises 1642 Benson avenue and 86 Bay 14th street, Brooklyn.

CAL. NO. 831-26-BZ—Application, October 11, 1926, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Mrs. L. R. Penn, Elizabeth Haggerty and Arthur Hummerstone, owners, to permit in an "E" area district the maintenance of a building erected along the street line of the lot instead of setting back as required by the zone resolution; premises southeast corner of Lyons avenue and Ditmars boulevard, East Elmhurst, Borough of Queens.

CAL. NO. 621-25-BZ—Application, October 26, 1926, under sections 7a, 7b and 7c of the building zone resolution, of McCooey and Conroy, applicants, on behalf of D. Tedesco, owner, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied); premises 63-67 New York avenue, Brooklyn.

CAL. NO. 647-26-BZ—Application, July 27, 1926, under section 21 of the building zone resolution, of Levy and Berger, applicants, on behalf of Shula Weiman, owner, to permit in a residence district the maintenance of the first story for business (store) purposes; premises 327 Kosciusko street, Brooklyn.

CAL. NO. 747-26-BZ—Application, September 3, 1926, under section 21 of the building zone resolution, of Norman E. Nacman, applicant, on behalf of Dora A. DeWaltoff, owner, to permit in an "E" area and also residence district the omission of the required setback, and also the occupancy of a greater portion of the lot than that permitted by the zone resolution; premises southeast corner of Ridge boulevard and 87th street, Brooklyn.

CAL. NO. 761-26-BZ—Application, September 15, 1926, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg & Son, architects, on behalf of Halpern Construction Co., Inc., owner, to permit in a residence district extending from a business district the erection and maintenance of a building for store occu-



# CALENDAR

pancy in part of first story; premises 1301-1307 Walton avenue and 24-32 Clarke place, The Bronx.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 14, 1926, 2 P. M.

### *Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.  
636-26-S—19-27 East 45th street, Manhattan.  
768-26-S—39-41 West 29th street, Manhattan.  
779-26-S—45 West 46th street, Manhattan.  
783-26-S—9 Leonard street and 155-159 Franklin street, Manhattan.  
719-26-S—709-711 Sixth avenue, Manhattan.  
760-26-S—177-179 Stagg street, Brooklyn.  
608-26-S—Northwest corner of Kingsland avenue and Lydig place, Corona, Borough of Queens.  
635-26-S—167-173 Rockaway road, Jamaica, Borough of Queens.  
656-26-S—2566-2570 Atlantic avenue, Brooklyn.  
784-26-S—18 East 46th street, Manhattan.  
796-26-S—213-315 West 35th street, Manhattan.  
801-26-S—722-728 Henry street, Brooklyn.  
802-26-S—728-748 East 136th street, The Bronx.  
818-26-S—47 West 47th street, Manhattan.  
823-26-S—40-42 East 19th street, Manhattan.  
371-26-S—265 Wyckoff street, Brooklyn.

### *Appliances Submitted for Approval.*

- 799-26-SA—Faraday Break Glass Door Locking for Fire Alarm Boxes, approval of.  
890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.  
246-26-SA—Walker Oil Burner, approval of.

### *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 21, 1926, AT 2 P. M.

### *Building Zone Cases.*

- 515-26-BZ.  
APPLICANT—Samuel Rosenblum, for Queen Mab Co., owner.  
PREMISES—3184 Webster avenue, The Bronx.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.  
679-26-BZ.  
APPLICANT—Bank of the Manhattan Co., owner.  
PREMISES—60-71 Madison street, Ridgewood, Borough of Queens.  
APPLICATION, under section 7b of the building zone resolution,  
TO PERMIT the extension from a business district into a residence district of a proposed business building (store).  
771-26-BZ.  
APPLICANT—Thomas I. Sheridan, for Mogar Realty Co., Inc., owner.  
PREMISES—606-618 East Fordham road, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of a business building also a gasoline service station.

810-26-BZ.

APPLICANT—Albert Ullrich, for Borden's Farm Products Co., Inc., owner.  
PREMISES—2376-2390 Gravesend avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the extension of an existing business use.

844-26-BZ.

APPLICANT—James W. Byrnes, for Cono Innamorato, owner.  
PREMISES—145 Frost street, Brooklyn.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT in a business district a rag storage or baling shop.

819-26-BZ.

APPLICANT—Thomas W. Lamb, for Park Slope Amuse Corp., owner.  
PREMISES—314-332 8th street and 345a-349 9th street, Brooklyn.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT the extension from a business district into a residence district of a proposed theatre.

833-26-BZ.

APPLICANT—John J. Dunnigan, for Harris Aviden, owner.  
PREMISES—243 Rockaway avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the use of the first story of an existing building as a milk distributing station.

905-26-BZ.

APPLICANT, John J. Dunnigan, for Valley Holding Corp., owner.  
PREMISES—1938 Jerome avenue, The Bronx.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

939-26-BZ.

APPLICANT—Charles D. Cords, for Alexander Bursch, owner.  
PREMISES—4409 New Utrecht avenue, Brooklyn.  
APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT in a "C" area and residence district, extending from a business district, the omission of a rear yard, and also the maintenance of a business use.

940-26-BZ.

APPLICANT—Charles D. Cords, for Alexander Bursch, owner.  
PREMISES—1109 45th street, Brooklyn.  
APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT in a "C" area and also a residence district, extending from a business district, the omission of a rear yard and also the maintenance of a business use.

870-26-BZ.

APPLICANT—William F. Doyle, for J. P. C. Realty Corp., owner.



# CALENDAR

PREMISES—Northeast corner of East 18th street and Cortelyou road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area district the erection and maintenance of an apartment house to be erected under "C" area requirements.

## DECEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 80-26-A—507-513 Kent avenue and 17-19 Rush street, Brooklyn.
- 180-26-A—422-424 East 4th street, Manhattan.
- 48-26-A—3 East 38th street, Manhattan.
- 278-26-A—Southeast corner of Third avenue and 11th street, College Point, Borough of Queens.
- 716-26-A—261 Lawrence street, Astoria, Borough of Queens.
- 718-26-A—259 Singer street, Astoria, Borough of Queens.
- 791-26-A—123-133 Borden avenue, Long Island City, Borough of Queens.
- 830-26-A—10 East 44th street, Manhattan.
- 847-26-A—462-464 Broadway and 22-24 Crosby street, Manhattan.
- 849-26-A—174 Linden avenue, Flushing, Borough of Queens.
- 860-26-A—222 East 24th street, Manhattan.
- 807-26-A—387-405 Southern boulevard, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 21, 1926, at 10 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 1021-25-BZ—Application, November 16, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Daniel P. Devaney, owner, to permit in a business district the installation and maintenance of a gasoline selling station (previously denied); premises east side of Coney Island avenue, 315 ft. south of Avenue N, Brooklyn.

CAL. NO. 704-26-BZ—Application, August 13, 1926, under section 21 of the building zone resolution, of Springsteen and Goldhammer, architects, on behalf of 110 West 42nd Street Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 1 West 52nd street, Manhattan.

CAL. NO. 795-26-BZ—Application, September 27, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Bacon Coal Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 142-148 Cumberland street, Brooklyn.

CAL. NO. 842-26-BZ—Application, October 14, 1926, under section 21 of the building zone resolution, of Louis A. Sheinart, architect, on behalf of Sadie Stein, owner, to permit in an "E" area and residence district the erection and maintenance of an apartment house, planned and designed

under the requirements of a "C" area district; premises 1601 Avenue H, Brooklyn.

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.

CAL. NO. 473-26-BZ—Application, May 25, 1926, under section 21 of the building zone resolution, of Old Colony Engineering Co., Inc., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories; premises 1832-1840 Ocean avenue, Brooklyn.

CAL. NO. 659-26-BZ—Application, July 30, 1926, under section 21 of the building zone resolution, of Michael Schneideman, applicant, on behalf of Aaron Scheiderman, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

CAL. NO. 662-26-BZ—Application, July 30, 1926, under section 21 of the building zone resolution, of Israel Richel, applicant and owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southeast corner of Eastchester road and Boston road, The Bronx.

CAL. NO. 811-26-BZ—Application, October 5, 1926, under section 21 of the building zone resolution, of George S. A. McNeil, applicant, on behalf of Ben Fooskill, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 9100 Atlantic avenue, southwest corner of Woodhaven boulevard, Woodhaven, Borough of Queens.

CAL. NO. 841-26-BZ—Application, October 13, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Prospect Hill Apartments, Inc., owner, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 45-67 Prospect place, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

- 47-26-S—3 East 38th street, Manhattan.
- 79-26-S—507-513 Kent avenue and 17-19 Rush street, Brooklyn.
- 99-26-S—310 Second avenue, College Point, Borough of Queens.



# CALENDAR

128-26-S—205-223 West 39th street, Manhattan.  
 279-26-S—Southeast corner of Third avenue and 11th street, College Point, Borough of Queens.  
 871-26-S—55 West 45th street, Manhattan.  
 782-26-S—87 Roebling street, Brooklyn.  
 808-26-S—655 East Fordham road, The Bronx.  
 829-26-S—3652-3656 Park avenue, The Bronx.  
 832-26-S—356-358 West 40th street, Manhattan.  
 848-26-S—462-464 Broadway and 22-24 Crosby street, Manhattan.  
 850-26-S—133-135 Greene street, Manhattan.  
 857-26-S—11-13 West 30th street, Manhattan.  
 446-26-S—58-64 West 40th street, Manhattan.  
 447-26-S—58-64 West 40th street, Manhattan.  
 448-26-S—58-64 West 40th street, Manhattan.  
 610-26-S—1351-1365 Broadway, Manhattan.  
 612-26-S—333 Seventh avenue, Manhattan.  
 422-26-S—58-64 West 40th street, Manhattan.  
 423-26-S—58-64 West 40th street, Manhattan.  
 424-26-S—58-64 West 40th street, Manhattan.  
 425-26-S—58-64 West 40th street, Manhattan.  
 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.  
 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.  
 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.  
 489-26-S—208-212 West 30th street, Manhattan.  
 497-26-S—34 East 30th street, Manhattan.  
 666-26-S—31 East 31st street, Manhattan.  
 667-26-S—31 East 31st street, Manhattan.  
 668-26-S—31 East 31st street, Manhattan.  
 669-26-S—31 East 31st street, Manhattan.  
 670-26-S—31 East 31st street, Manhattan.  
 671-26-S—31 East 31st street, Manhattan.  
 672-26-S—31 East 31st street, Manhattan.  
 673-26-S—31 East 31st street, Manhattan.  
 701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

## DECEMBER 28, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

31-26-A—100-120 Sutton street, Brooklyn.  
 33-26-A—406-408 Gates avenue, Brooklyn.  
 191-26-A—91-93 Clifton place, Brooklyn.  
 219-26-A—243-249 West 124th street and 256-258 West 125th street, Manhattan.  
 367-26-A—1271 Broadway, 54-56 West 31st street and 536 Sixth avenue, Manhattan.  
 541-26-A—234-236 Franklin street, Brooklyn.  
 833-26-A—274-282-290-298-302-308-314-316-322-326-330-334 Chauncey street and 360-362-364-366-368-370-372-374-378-382-384 Hallet street, Astoria, Borough of Queens.  
 881-26-A—1995-2003 Bedford avenue and 521-523 Parkside avenue, Brooklyn.  
 886-26-A—29 East End avenue, Manhattan.  
 895-26-A—464 Watkins street, Brooklyn.  
 888-26-A—West side of East 18th street, 260 ft. north of Avenue I, Brooklyn.  
 899-26-A—142-144 West 26th street, Manhattan.  
 900-26-A—104 Harrison street, Brooklyn.  
 1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 28, 1926*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 861-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of A. E. Norton, Inc., owner, to permit in a 1¼ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 685 Fifth avenue, southeast corner of East 54th street, Manhattan.  
 CAL. NO. 862-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Roseberg Holding Co., Inc., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises northwest corner of Bay Parkway and 59th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 28, 1926, 2 P. M.

### *Petitions for Variations.*

812-26-S—1884-1888 Broadway, Manhattan.  
 843-26-S—660 Fifth avenue, Manhattan.  
 875-26-S—256 Grand street, Manhattan.  
 877-26-S—305 Palmetto street, Brooklyn.  
 893-26-S—205-219 West 39th street, Manhattan.  
 897-26-S—150 Spring street, Manhattan.  
 902-26-S—121-133 West 37th street and 1375-1383 Broadway, Manhattan.

### *Appliances Submitted for Approval.*

852-26-SA—Joyce Oil Burner, approval of.  
 891-26-SA—Remington Oil Burner, approval of.  
 915-26-SA—Dahl Vaporizing Oil Burner, approval of.

## JANUARY 4, 1927, 10 A. M.

### *Appeals from Administrative Orders.*

9-26-A—103-109 North 3rd street, Brooklyn.  
 583-26-A—19 East 12th street, Manhattan.  
 225-26-A—2-14 West 141st street, Manhattan.  
 800-26-A—944 Bedford avenue, Brooklyn.  
 821-26-A—40-42 East 19th street, Manhattan.  
 876-26-A—9130 113th street, Richmond Hill, Borough of Queens.  
 882-26-A—132-15 120th avenue, South Ozone Park, Borough of Queens.  
 918-26-A—18-30 Dean street and 124-126 Boerum place, Brooklyn.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 4, 1927*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 490-26-BZ—Application, May 28, 1926, under sections 7e and 21 of the building zone resolution, of Ferdinand Savignano,



# CALENDAR

architect, on behalf of August Kuhn, owner, to permit on a plot the layout of which on the ground differs from that showing on the use district map located partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; and the omission of the required rear yard or equivalent; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 412-25-BZ—Application, November 19, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rosie Kellner, owner, to permit in a residence district the erection and maintenance of an apartment house, the first story to be used for store purposes (previously denied); premises 840 Washington avenue, northwest corner of Lincoln place, Brooklyn.  
WILLIAM E. WALSH, *Chairman*.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### REGULAR MEETING.

TUESDAY MORNING, DECEMBER 7, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, November 30, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, November 30, 1926, were approved as printed in the Bulletin, No. 49, Vol. XI.

#### APPEALS FROM ADMINISTRATIVE ORDERS.

541-26-A.

APPELLANT—Greenpoint Metallic Bed Co., Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—234-236 Franklin street, Brooklyn.

APPEARANCES—

For Appellant: None

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 28, 1926, at 10 a. m., on written request of appellant.

746-26-A.

APPELLANT—De Kruger, Weclaw & Co., Inc., for Hearn 45th Street Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—45 West 45th street, Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

#### THE RESOLUTION:

(746-26-A)

WHEREAS, DeKruger, Weclaw & Co., Inc., lessee, filed, September 3, 1926, an appeal from an order of the fire commissioner, affecting premises No. 45 West 45th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 14, 1926 (Order No. 35100-LC), reads:

"1. Have each operator of a blow-pipe or other similar device or apparatus for heating, melting or welding apply for and secure a Certificate of Fitness."

and

WHEREAS, the building is fireproof, 16 stories in height, 81.3 ft. by 90.5 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices and light manufacturing, approximately 25 persons per story, appellant occupying part of the 10th story as a manufacturing jeweler; and

WHEREAS, appellant contends that the oxygen gas used is safe and non-inflammable; that it is used simply to intensify the heat of the city gas flame in melting and soldering; that the one cylinder containing 220 cu. ft. of oxygen is located near a window and 20 ft. from the work benches; that the operators of the blow pipes do not regulate or have anything to do with the cylinder of oxygen and that the large torch is operated by a person holding a certificate of fitness.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that not more than one cylinder of oxygen shall be maintained on the premises at any one time, and that the person operating the tank and large platinum torch shall obtain a certificate of fitness.

758-26-A.

APPELLANT—Major Manufacturing Co., for Estate of Martha T. Sands, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—461 Pearl street, Manhattan

APPEARANCES—

For Appellant: William J. Watt.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

#### THE RESOLUTION:

(758-26-A)

WHEREAS, Major Manufacturing Co., for Estate of Martha T. Sands, filed, September 14, 1926, an appeal from an order of the fire commissioner, affecting premises 461 Pearl street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 27, 1926, (Order No. 35236-LC), reads:

"1. Discontinue the storage, sale and use of any inflammable mixture not manufactured under a permit or certificate of approval issued by the Fire Commissioner."

and

WHEREAS, the building is non-fireproof, 3 stories in height, 12 ft. 4 in. by 40 ft. 8 in. and 46 ft. 8 in., irregular in depth; OCCUPIED: 1st story, store, one person; 2nd story, filling room, 3 persons; 3rd story, storage room, one person; and

WHEREAS, the appellant claims that not more than one barrel (50 gallons) of rubber cement and not more than 10



# MINUTES

gallons of leather cement are stored on the 3rd story, drawn off by gravity to 2nd story, where small bottles of different sizes are filled, packed and stored ready for shipment; furthermore, the appellant contends that the present business has been conducted during the past 40 years without a fire.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than two barrels of this material shall be stored and maintained on the premises at any one time; and only so long as the entire premises remain in single operation and occupancy, and that all auxiliary fire protectives as required by the fire department shall be installed and distributed throughout the premises, such as fire pails, sand buckets and portable fire extinguishers.

759-26-A.

APPELLANT—D. Everett Waid, Arct. for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1 Madison avenue, Manhattan.

APPEARANCES—

For Appellant: D. Everett Waid.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(759-26-A)

WHEREAS, D. Everett Waid, for Metropolitan Life Insurance Co., owner, filed, September 15, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 1 Madison avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1926 (Elevator Application No. 577-1926), reads:

"3. The records of this Bureau show the car speed of these elevators to be 300' per min. A pit 5 feet in depth must be provided due to the increase in speed. Rules 4 and 36 of the elevator rules."

and

WHEREAS, the building is fireproof, 11 stories in height 197 ft. 6 in. by 425 ft. in area; OCCUPIED by the Metropolitan Life Insurance Co.'s Home Office; 29 interior hydraulic elevators are being changed to electric power elevators in accordance with law except as to the depth of the pits of two elevators located at the center of the building and known as Nos. 7 and 8; and

WHEREAS, the appellant proposes to make the pits 4 ft. 2 in., instead of 5 ft. in depth, for elevators Nos. 7 and 8; the lesser depth is necessitated from the fact that plumbing pipes, electric conduits, air lines and pneumatic conveyor pipes are located directly beneath the pits; the cost of removing such pipes would be prohibitive; furthermore, the appellant contends that the change is being made for better service; the old cars travel 300 F. P. M.; the new cars will travel 350 F. P. M., and are equipped with automatic floor levelling devices, oil buffers for cars and counterbalances, instead of spring bumpers, and will also be of modern construction.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects the pits of elevators Nos. 7 and 8, *on condition* that the clearances in these pits shall be not less than 4 ft. 2 in. in depth, and that the requirements of the elevator rules shall be complied with in all respects on all other elevators throughout the premises.

766-26-A.

APPELLANT—C. Leslie Weir, for Knickerbocker Ice Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—146 Elizabeth street and 346-354 Broome street, Manhattan.

APPEARANCES—

For Appellant: C. Leslie Weir, Everett E. Fowler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(766-26-A)

WHEREAS, C. Leslie Weir, for Knickerbocker Ice Co., owner, filed, September 15, 1926, an appeal from an order of the fire commissioner, affecting premises 146 Elizabeth street and 346-354 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 3, 1926 (Order No. 914-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main-stairway enclosure."

and

WHEREAS, the building is fireproof, 5 stories in height, 101 ft. 5½ in. frontage on Broome street, 112 ft. 2¾ in. frontage on Elizabeth street by 98 ft. in depth, about 12,250 sq. ft. in area; OCCUPIED for the manufacture of ice, 4 persons on each story; and

WHEREAS, the appellant claims that on each story above the first story, at least 3 ft. 6 in. of water or brine is carried over the entire floor area, with the exception of the passageway and chutes through which the ice is lowered to street; furthermore, the appellant contends that there is nothing in the building that can burn; that the installation of standpipes would be a hardship; that it was not the intent of the ordinance under the condition in this particular building.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so long as the present use and occupancy as artificial ice manufacturing plant remains unchanged.

770-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Royal Building Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—68-70 William street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(770-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for the Royal Building Corp., owner, filed, September



# MINUTES

17, 1926, an appeal from an order of the fire commissioner, affecting premises 68-70 William street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 15, 1926 (Order No. 97989-F), reads:

"1. Provide approved fireproof windows, with metal or kalameined frames, glazed with wire glass for all openings in the exterior wall above the 1st story, which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at north side of building, or other approved protection. \* \* \*";

and

WHEREAS, the building is fireproof, 16 stories in height, 54 ft. 6 in. by 124 ft. 2 in. in area; OCCUPIED for banking and office purposes, about 25 persons on each story; and

WHEREAS, the appellant claims that the building is provided with a standpipe system, a watchman's time system, a National District Central Office Fire Alarm Box in the basement and on the 8th and 15th stories; portable fire extinguishers; also a 40-gallon chemical extinguisher on wheels at the 15th story; that the premises constituting the exposure are occupied similar to the premises under appeal; that the windows on north side in the rear court wall from the 12th story down, also the toilet windows are of heavy corrugated prism glass; all other exterior windows are glazed with plate glass; furthermore, the appellant proposes to provide approved, fireproof windows for all openings in the rear court wall, which are not now provided with heavy wood pivot sash, glazed with heavy corrugated prism glass.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the openings embraced in this order not within 30 ft. horizontally or 50 ft. vertically of any openings on the course of elevator shaft or stairhall.

777-26-A.

APPELLANT—DePace and Juster, for Adtha Durland, owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—168 East 95th street, Manhattan.

APPEARANCES—

For Appellant: Anthony DePace and Frederick L. Durland.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(777-26-A)

WHEREAS, DePace & Juster, for Adtha Durland, owner, filed, September 20, 1926, an appeal from a decision of the superintendent of buildings, affecting premises 168 East 95th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered September 11, 1926 (Alt. Applic. No. 1913-926), reads:

"1. The use of living quarters on more than 2 stories above the garage is contrary to Chapter 10, Sec. 154 of the Code of Ordinances.

"2. It appears that building is occupied by more than 1 family. Two means of exit should be provided to comply with Chapter 10, Sec. 154 of the Code of Ordinances.";

nd

WHEREAS, the building is non-fireproof, 4 stories in height, 8 ft. 9 in. by 48 ft. 8 in. in area; OCCUPIED for residence

purposes on the 1st, 2nd, 3rd and 4th stories; the 1st floor level being 2 ft. below the curb level; and

WHEREAS, the appellant proposes to erect a one-story rear extension for servants, also to install a one-car garage in front room of 1st story; and

WHEREAS, the appellant contends that there will be only one door opening between the garage and dwelling; that only two stories above the garage will be occupied for living purposes; that the building will be occupied by one family of 2 persons and 2 servants, the 4th story will be used for storage and spare rooms.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the garage portion of the premises shall be restricted to the dimensions indicated on the plans filed and that the enclosing walls of the garage on the first story shall be constructed of fireproof material, and that there shall be no opening from the garage area to the interior of the house, with the exception of one door opening to the vestibule at the street front, equipped with a self-closing, fireproof door; the floor of the garage portion shall be finished with not less than 3 in. of cinder concrete construction, with wire reinforcement, and that the ceiling of the garage shall be fire retarded with cement mortar on metal laths and that there shall be not more than one automobile of the pleasure-car type, the property of the owner residing on the premises stored therein; and there shall be no gasoline storage equipment installed or maintained on the premises and that a balcony fire escape shall be constructed at the rear of the building embracing at least one window on each story with connecting stairs not more than 60 degrees between all balconies and 60 degree stairs from lowest balcony to the yard level.

345-26-A.

APPELLANT—Edward P. Doyle, for Rhinelander Real Estate Company, owner.

SUBJECT—Appeal from decision of tenement house commissioner.

PREMISES AFFECTED—56 Greenwich avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(346-26-A)

WHEREAS, Edward P. Doyle, for Rhinelander Real Estate Co., owner, filed, April 20, 1926, an appeal from a decision of the tenement house commissioner, affecting premises 56 Greenwich avenue, Borough of Manhattan; and

WHEREAS, the decision of the tenement house commissioner, dated March 9, 1926, reads:

"26. Provide a gas shut valve of approved design for the above building, according to the provisions of the ordinance, adopted January 16, 1923, by the Board of Aldermen for the control of gas. NOTE: The gas shut off valve must conform in all respects to the rules and regulations governing same adopted by the Board of Standards and Appeals, January 11, 1924.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. 2 in. by 50 ft. in area; OCCUPIED: cellar, storage; 1st story, store; 2nd, 3rd and 4th stories, one family on each story; and

WHEREAS, the appellant claims that there are two meters on the gas main; that the gas is used for cooking, lighting and heating purposes; furthermore, the appellant contends that the installation of a gas shut-off valve would not assure the protection of any person in case of fire, nor is it his duty to protect persons against gas until it passes through the meter and becomes his property.



# MINUTES

*Resolved*, that the decision of the tenement house commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

752-26-A.

APPELLANT—Lawton-Stephens Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—419-427 Marcy avenue, Borough of Brooklyn.

APPEARANCES—

For Appellant: Edward M. Stephens.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(752-26-A)

WHEREAS, Lawton-Stephens Co., Inc., owner, filed an appeal from an order of the fire commissioner, affecting premises 419-427 Marcy avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 2, 1926 (Order No. 99911-F), reads:

"1. Install a standpipe system with risers 4" in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story. \* \* \*";

and

WHEREAS, the building is of frame and brick construction, one and 3 stories (35 ft) in height, 100 ft. by 175 ft. (17,500 sq. ft.) in area; OCCUPIED for the manufacture of hollow steel doors on 1st story, 108 persons; 2nd story, office, 8 persons; 3rd story, office, 3 persons; and

WHEREAS, the appellant claims that the greater part of the building is of heavy brick construction, one story in height; that the 3-story frame portion of the building at the southwest corner is separated from the other portion of the building by automatic fireproof doors; that the building is equipped with National District Telegraph Fire Alarm boxes; that there are a large number of fire hydrants located in the immediate vicinity; furthermore, that the appellant contends that he has occupied the premises since 1918 without a fire.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so long as the present use and occupancy, the manufacturing of hollow steel doors, and the adjoining offices are maintained substantially unchanged, *on condition* that there shall be no manufacturing of any kind or description in the 3-story section of these premises, and that any auxiliary fire protectives, as directed by the fire commissioner, be distributed and maintained throughout the premises, and under further condition that the building shall be not increased in height, area or dimension.

785-26-A.

APPELLANT—William Michels, for Mantua Realty Co., Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—177-183 Dyckman street, Manhattan.

APPEARANCES—

For Appellant: William Michels.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(785-26-A)

WHEREAS, William Michels, for Mantua Realty Co., Inc., owner, filed, September 23, 1926, an appeal from a decision of the fire commissioner, affecting premises 177-183 Dyckman street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated June 26, 1926 (re Amendment to N. B. App. 2197-1926), reads:

"1. Storage garage may not be permitted in a building occupied as a place of public assembly (pool parlor).";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 100 ft. by 100 ft. in area; OCCUPIED: 1st story, stores and garage for more than five cars; 2nd story, billiard room; and

WHEREAS, the appellant claims that the ceiling of the stores and billiard parlor are lined with asbestos boards and covered with 26 gauge metal; that the garage portion of the building is constructed entirely fireproof and separated from the rest of the building by 8 in. and 12 in. masonry walls, extending 3 ft. above the roof; furthermore, the appellant contends that the building is constructed and occupied in accordance with Certificate of Occupancy No. 11688, issued May 27, 1926, by the superintendent of buildings.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the garage portion of the premises shall be separated from the business portion of the premises by walls, ceilings and floors of approved masonry, and that the use and occupancy of the business portion of the premises shall be limited and restricted to the stipulations approved by the superintendent of buildings under the certificate of occupancy now in force issued in accordance with the resolution of the board of standards and appeals under Cal. No. 409-23-BZ.

790-26-A.

APPELLANT—Samuel Rosenblum, for 2315-17 Third Avenue Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—2315-2317 Third avenue, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(790-26-A)

WHEREAS, Samuel Rosenblum, for 2315-2317 Third Avenue Corp., owner, filed, September 24, 1926, an appeal from an order of the fire commissioner, affecting premises 2315-2317 Third avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 3, 1926 (Order No. 99762-F), reads:

"1. Provide a separate and distinct system of Automatic Sprinklers throughout cellar and on 1st story, having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals. \* \* \*";

and



# MINUTES

WHEREAS, the building is of frame construction, 3 stories in height, 50 ft. by 75 ft. in area; OCCUPIED: cellar, storage; 1st story, stores, barber shop, restaurant, hardware and crockery; 2nd and 3rd stories, lodging house for 129 persons; and

WHEREAS, the appellant proposes to vacate all hazardous occupancies, such as the storage of second-hand furniture in the cellar; furthermore, the appellant contends that the building is equipped with an interior fire alarm system, adequate exit facilities, and also that the premises are under constant supervision by watchmen.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

775-26-A.

APPELLANT—John L. Gwydir, for Ammann Mfg. & Construction Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—155-163 Avenue D and 738-750 East 11th street, Manhattan.

APPEARANCES—

For Appellant: John L. Gwydir.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(775-26-A)

WHEREAS, John L. Gwydir, for Ammann Manufacturing and Construction Co., lessee, filed, September 20, 1926, an appeal from an order of the fire commissioner, affecting premises No. 155-163 Avenue D and 738-750 East 11th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 4, 1926 (Order No. 95390-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main-stairway enclosure."

and

WHEREAS, the building is non-fireproof, 4 stories and basement (52 ft.) in height, 103 ft. by 125 ft., about 12,000 sq. ft. in area; OCCUPIED: basement, woodworking shop, 4 persons; 1st story, woodworking shop, 9 persons; 2nd story, assembling, 20 persons; 3rd story, assembling, 20 persons; 4th story, finishing, 12 persons; and

WHEREAS, the appellant proposes to equip the premises with an approved system of automatic sprinklers in lieu of installing standpipes as called for in Fire Department Order No. 95390-F; the appellant contends that a sprinkler system would give much more protection than a standpipe system.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension, and that the premises shall be equipped throughout with an approved sprinkler system.

788-26-A.

APPELLANT—Coca Cola Bottling Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—428-430 East 166th street and 431 East 165th street, The Bronx.

APPEARANCES—

For Appellant: Joseph J. Ahearn.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(788-26-A)

WHEREAS, Coca Cola Bottling Co., owner, filed, September 23, 1926, an appeal from an order of the fire commissioner, affecting premises 428-430 East 166th street and 431 East 165th street, The Bronx; and

WHEREAS, the order of the fire commissioner, dated March 21, 1926 (Order No. 28741-LC), reads:

"1. Install a standpipe system with risers 4" in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. \* \* \*";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 25 ft. frontage on East 165th street, extending through the block 432 ft., with 50 ft. frontage on East 166th street; about 21,000 sq. ft. in area at 1st story, and 7,000 sq. ft. in area at 2nd story; OCCUPIED for the purpose of bottling syrup (known as Coca Cola), and also as a garage for the storage of commercial cars, used in connection with the bottling business conducted on the premises; and

WHEREAS, the appellant claims that the premises originally were two separate buildings; the 165th street building operated legally as a bottling establishment, and the 166th street building operated legally as a garage; the two buildings have since been connected by a doorway, also a chute opening, both at rear; the doorway is protected by automatic rolling steel shutters, and the chute opening by automatic traps; furthermore, the appellant contends that the garage is provided with a 2½ in. standpipe system, having three outlets at the 1st story and one outlet in the basement with 50 ft. of hose.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the opening at the rear connecting these two buildings shall not exceed a width of 3 ft. 6 in. and shall be equipped with self-closing, fireproof doors on each side of the opening, and that any conveyor opening between the buildings shall be equipped with an automatic fireproof or steel shutter on each side of opening, and *on condition* that the building shall be not increased in height, area or dimension, and *granted* only so long as the occupancy and use remain substantially unchanged.

## BUILDING ZONE CASES.

687-26-BZ.

APPLICANT—John J. O'Connor, for Alonzo E. De Baum, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South side Hillside ave., 120 feet west of Colonial avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Scott Sanders.

ACTION OF BOARD—Laid over to December 21, 1926, at 10 a. m., on request of applicant's representative.



# MINUTES

473-26-BZ.

APPLICANT—Old Colony Engineering Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—1832-1840 Ocean avenue, Brooklyn.

APPEARANCES—

For Applicant: Everett McKinstry.

For Opposition: Alderman John Cox, Howard Bassett, and others.

ACTION OF BOARD—Laid over to December 21, 1926, 10 a. m., for final disposition, on request of applicant's representative.

659-26-BZ.

APPLICANT—Michael Schneiderman, for Aaron Schneiderman, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Michael Schneiderman.

For Opposition: None.

ACTION OF BOARD—Laid over to December 21, 1926, at 10 a. m., to submit proof of permit and amendment.

910-25-BZ.

APPLICANT—James A. Higgins, for Anthony Giura, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the change of occupancy of a building used for the storage of hay, grain and feed to a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

PREMISES AFFECTED—1421-1425 65th street, Brooklyn.

APPEARANCES—

For Applicant: James A. Higgins and William F. Regan.

For Opposition: H. J. Satriano.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

834-26-BZ.

APPLICANT—Joseph B. Lynch, for Harold K. Heiss, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Bainbridge avenue and Gun Hill road, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0  
Absent ..... 0

1057-25-BZ.

APPLICANT—Gardiner Conroy, for Mactop Building Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) to permit under sections 7g and 21 of the building zone resolution, in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—885-905 Lefferts avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

520-26-BZ.

APPLICANT—Jacob Lubroth, Inc., for Charles Fineman, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Northeast corner of Vineland avenue and Journeay avenue, Staten Island, Richmond.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle ..... 1

Negative: Chairman Walsh, Commissioners

Connell and Holland and Chief Kenlon 4

Absent. .... 0

THE RESOLUTION:

(520-26-BZ)

WHEREAS, Jacob Lubroth, for Charles Fineman, owner, filed, June 7, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Vineland avenue and Journeay avenue, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Journeay avenue, Vineland avenue and Huguenot avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 30, 1926 (N. B. 557-26), reads:

"Contrary to Zoning Resolution. Gasoline station in a business zone.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 177 ft. on Journeay avenue and 187 ft. on Vineland avenue, upon which it is proposed to erect a gasoline selling station; and

WHEREAS, this entire section for several blocks in either direction is as yet undeveloped by any structural improvement and the 85 per cent consents obtained in this application are from the real estate corporation owning all property on the street front affected; this application should more properly be addressed to the board of estimate and apportion-



# MINUTES

ment. The variation if granted in virgin territory might be stressed for further prohibitive uses as an opening wedge and commitment of this board to this street for further unrestricted district uses; therefore, the board exercising the discretion vested in it by authority of the building zone resolution deemed that the application should be denied.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

660-26-BZ.

APPLICANT—J. M. Felson, for Felco Realty Co., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7b of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Sheridan avenue, 198.22 feet south of East 158th street, The Bronx.

APPEARANCES—

For Applicant: John J. McCooey, Jr., Harry Rutkins.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(660-26-BZ)

WHEREAS, J. M. Felson, for Felco Realty Co., owner, filed, July 20, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a residence district, of a proposed garage for the storage of more than five motor vehicles; premises west side of Sheridan avenue, 198.22 ft. south of East 158th street, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sheridan avenue is in an unrestricted district, Mott avenue is in a residence district, East 156th street is in an unrestricted district, and East 158th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1926 (N. B. 1898-1926), reads:

"1. Erection of public garage for storage of more than five motor vehicles in unrestricted district extending into residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. on Mott avenue, 141 ft. along the rear lot line and a depth of 125 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant substantiated his basis of appeal under section 7b.

*Resolved*, that the board of standards and appeals does hereby *make a variation* of the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall be restricted in height to a two-story structure above the curb level of Sheridan avenue; that the westerly and easterly gable walls shall be unpierced throughout their entire height and length; that the roof shall be of flat de-

sign and construction; that the southerly exits and entrances as indicated on plans filed in this appeal shall be maintained, opening to a private street not less than 40 ft. in width, connecting with and directly to Sheridan avenue; that the entire front on Sheridan avenue shall be maintained as vehicle openings for use and operation of the garage; that no skylights shall be installed within 25 ft. of westerly gable wall; that the front elevation on Sheridan avenue and the private street shall be finished with face brick and architectural terra cotta and stone trimmings; that there shall be no roof signs erected or maintained; that any gasoline storage equipment installed shall be located and maintained wholly within the unrestricted area of the premises; that all permits required shall be obtained within nine months and any work involved thereby completed within eighteen months from the date of this action.

676-26-BZ.

APPLICANT—Jas. P. Whiskeman, for Irving Robinson, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7e of the building zone resolution, to permit partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1313-1321 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: Jas. P. Whiskeman, Irving Robinson.

For Opposition: Philip J. Sinnott, Henry Molwitz, F. A. Campbell, William J. Flynn.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(676-26-BZ)

WHEREAS, James Whiskeman, for Irving Robinson, owner, filed, August 2, 1926, an application, under the building zone resolution, to permit partly in a business district and partly in an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1313-1321 Jerome avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue and Macombs road are in business districts, and Inwood avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 17, 1926 (App. N. B. 1834-26), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district extending into unrestricted district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, 2 stories and cellar in height, with a frontage of 126 ft. 1¼ in. and a depth of 127 ft.; to be occupied as a garage for the storage of more than 5 motor vehicles; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 7e.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

724-26-BZ.

APPLICANT—Chester Baffa, for John Franzese, owner.



# MINUTES

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in an "F" area district the erection of a building without the setback required by the zone resolution.

PREMISES AFFECTED—Northwest corner of Orchard street and Gaylord avenue, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Chester Baffa.

For Opposition: Reuben Brown, Mrs. McNell, Benjamin D. Brown.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(724-26-BZ)

WHEREAS, Chester Baffa, for John Franzese, owner, filed, August 21, 1926, an application, under the building zone resolution, to permit in an "F" area district the erection of a building without the setback required by the building zone resolution; premises northwest corner of Orchard street and Gaylord avenue Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gaylord avenue (84th road) is in an "F" area district and Florian avenue (84th avenue) is in a "D" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 2, 1926, reads:

"Order No. 87/26— \* \* \* failing to erect building 15' from building line as required by Zone Resolution.";

and WHEREAS, the existing building is of frame construction, 2½ stories in height, with a frontage of 20 ft. and a depth of 39 ft.; to be occupied as a dwelling; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21.

Resolved, that the order of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

868-26-BZ.

APPLICANT—Frederick J. Flynn, for 1016 Fifth Avenue Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall higher than that permitted by the zone resolution.

PREMISES AFFECTED—1016 Fifth avenue and 2-6 East 83rd street, Manhattan.

## APPEARANCES—

For Applicant: Frederick J. Flynn and Harry Prince.

For Opposition: Frank A. Sincerbeaux, George A. Reiss, Ralph E. Sturges, M. B. Fox and J. McCarthy.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(868-26-BZ)

WHEREAS, Frederick J. Flynn, for 1016 Fifth Avenue Co.,

Inc., owner, filed, October 25, 1926, an application, under the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall higher than that permitted by the zone resolution; premises 1016 Fifth avenue and 2-6 East 83rd street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue, East 83rd street and East 82nd street are in 1½ times height and also residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 22, 1926 (N. B. 446-26), reads:

"1. Provide proper set back for front of building facing East 83rd street where more than 150' from 5th Avenue—Zone Resolution—Sec. 9.";

and

WHEREAS, the proposed building is to be of fireproof construction, 15 stories and pent house in height, with a frontage of 172 ft. 5 in. and a depth of 76 ft. 6 in; to be occupied as an apartment house; and

WHEREAS, it is proposed to erect the street walls of an apartment house 150 ft. in height without a setback, such height is in accordance with the zone resolution on the Fifth avenue front, also on 83rd street front for a distance of 150 ft. from Fifth avenue; the 22 ft. 5 in. length of the 83rd street front wall beyond the 150 ft. point is limited to 90 ft. in height by the zone resolution; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby make a variation of the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building shall not exceed a depth of more than 172 ft. 5 in. from the corner formed by the intersection of Fifth avenue and 83rd street; that the structure shall not be erected in excess of the permissible height of the Fifth avenue frontage; that the easterly gable wall shall be finished with face brick throughout; that the requirements of the building zone regulations otherwise shall be complied with in all respects; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

599-25-BZ.

APPLICANT—Eugene DeRosa, for Maxian Theatre Corp., owner.

SUBJECT—Application for reopening, and amendment of resolution, adopted March 16, 1926, re appeal from decision of superintendent of buildings under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes.

PREMISES AFFECTED—Southeast corner Sheridan avenue and East 167th street, The Bronx.

## APPEARANCES—

For Applicant: Lawrence S. Bologenino.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

CONDITIONS—As specified in resolution.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(599-25-BZ)

WHEREAS, William F. Doyle, for Maxlan Theatre Corporation, owner, filed, June 10, 1925, an application; under the



# MINUTES

building zone resolution to permit in a residence district extending from a business district the erection and maintenance of a building to be used for business and theatre purposes; premises southeast corner of Sheridan avenue and East 167th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 16, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 167th street is in a business district, and that Sheridan avenue and Sherman avenue are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 23, 1925, reads:

"1. Erection of building to be used for business and theatrical purposes in a business district extending into a residence district is contrary to provisions of building zone resolution."; and

WHEREAS, the proposed theatre building is to be of fire-proof construction, one story in height, with balcony and stores and offices on the 167th street front; with a frontage of 79 ft. 10 3/4 in. and a depth of 250 ft.; the proposed building extending 150 ft. into the residence district; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 7c of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, March 16, 1926, on certain conditions and applicant requested an amendment and interpretation of these conditions.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed a depth at the easterly line of the plot from 167th street of 150 ft., the rear line of building to be parallel to the line of 167th street; that the exterior face of the easterly and southerly walls shall be finished with light-colored face brick; that the front elevations on 167th street and Sheridan avenue shall be finished with face brick, with architectural terra cotta or stone trimmings; that there shall be no signs, billboards or advertising display erected or maintained within the residence area of the plot nor on any portion of Sheridan avenue; the main entrance of the theatre shall be restricted to the 167th street front of the building; the building to be constructed in accordance with section 25, article 5, of the code of ordinances; all permits necessary for the prosecution of the work shall be obtained within nine (9) months and the building completed within eighteen (18) months from the date of this action.

## AREAS FIXED.

(971-26-BZ)

The chairman read a communication from Cord Meyer Development Co., requesting the board to fix an area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of twenty-six (26) individual attached garages, for the storage of pleasure motor vehicles; premises east side of Puritan avenue, south of Queens boulevard, Forest Hills, Borough of Queens.

The following area was approved by the board:

Both sides of Martel place (76th avenue), also Puritan avenue (75th road) from Queens boulevard to Austin street.

(936-26-BZ)

The chairman read a communication from James W. Byrnes, requesting the board to fix an area deemed affected and within which to obtain consents to permit the erection of a garage for more than five (5) motor vehicles; premises 189 Hull street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Hull street from a point 100 ft. east of Stone avenue to Rockaway avenue, also the premises at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

## PLANS APPROVED.

394-26-BZ.

APPLICANT—William F. Doyle, for 1375-1383 Broadway Corporation, lessee.

SUBJECT—Application for approval of return plans, re resolution adopted by the board under date of July 13, 1926.

PREMISES AFFECTED—1375-1383 Broadway and 121-133 West 37th street, Manhattan.

ACTION OF BOARD—Plans approved as being in practical compliance with the resolution.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

Adjourned 3.40 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, DECEMBER 7, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS.  
583-26-A.

APPELLANT—William J. Russell, for Light Car Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—19 East 12th street, Manhattan.

### APPEARANCES—

For Appellant: None

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 10 a. m., on request of appellant.

9-26-A.

APPELLANT—Philip Steigman, for New York Corrugated Case Co., lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—103-109 North Third street, Brooklyn.



# MINUTES

## APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 10 a. m., on request of appellant.

253-26-A.

APPELLANT—Metals Coating Co. of New York, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—32-34 Penn street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

709-26-A.

APPELLANT—James C. McGuire, for Knickerbocker Hospital, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—450-6 West 131st street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn on written request.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

557-26-A.

APPELLANT—James McGuire, for Slater Estates, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—656 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(557-26-A)

WHEREAS, James McGuire, for Slater Estates, owner, filed, June 18, 1926, an appeal from an order of the fire commissioner, affecting premises 656 St. Nicholas avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 28, 1926 (Order No. 34257-LC), reads:

"14. Provide fuel oil pump or pumps of a type approved by the Board of Standards and Appeals, as per Rule 11, Section a of the Fuel Oil Rules.

"18. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals, as per Rule 12 of the Fuel Oil Rules."

and

WHEREAS, the building is fireproof, 5 stories in height, 50 ft. by 84 ft. in area; OCCUPIED as an apartment house; and

WHEREAS, a fuel oil burning equipment has been installed, consisting of a 2,000-gallon fuel oil storage tank (buried outside the premises), a Winslow motor pump, a Winslow Industrial oil burner and the necessary valves and piping to make a complete installation; and

WHEREAS, appellant requests a temporary permit for the use of the installation, pending the board's approval of the pump and burner.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as the pump is concerned, pending the determination of the board's inspection, *on condition* that the burner and all other equipment installed complies with the requirements of the fuel oil rules.

714-26-A.

APPELLANT—William J. Gorman, for Geo. Haiss Mfg. Co., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—381 Rider avenue and 384 Canal place, The Bronx.

APPEARANCES—

For Appellant: William J. Gorman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

## THE RESOLUTION:

(714-26-A)

WHEREAS, William J. Gorman, for Geo. Haiss Manufacturing Co., lessee, filed, August 18, 1926, an appeal from an order of the fire commissioner, affecting premises 381 Rider avenue and 384 Canal place, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 5, 1926 (Order No. 93727-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building facing on two street fronts is non-fireproof, 2 stories (28 ft.) in height on the Canal place front, the remainder of the building being one story in height, 100 ft. by 125 ft. (approximately 11,500 sq. ft.), irregular, in area; OCCUPIED as an iron fabricating plant, 20 persons in entire premises; and

WHEREAS, appellant contends that the area of the premises is but slightly in excess of that for which standpipes are not required; that the occupancy is not hazardous and that there are no torches or open flames in the building.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension, and only so long as the present occupancy and use remain substantially unchanged, and that any auxiliary fire extinguishing appliance, as directed by the fire commissioner, shall be installed.

743-26-A.

APPELLANT—Crocker National Fire Prevention Engineering Company, for Queen Street Realty Corp., owner.



# MINUTES

SUBJECT—Appeal from order of fire commissioner.  
PREMISES AFFECTED—10-24 Orchard street, L. I. City, Queens.

## APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(743-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Queen Street Realty Corp., owner, filed, September 2, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 10-24 Orchard street, L. I. City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 6, 1926 (Order No. 88590-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main-stairway enclosure."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 350 ft. on Orchard street, 200 ft. on Jackson avenue and 300 ft. on Queens street, upon which are located a group of interconnected buildings: Building No. 1 is non-fireproof, 3 stories (49 ft.) in height, 100 ft. by 175 ft., irregular, (approximately 20,000 sq. ft.) in area; OCCUPIED: vacant at present, but to be occupied as a shoe factory; Building No. 2 is non-fireproof, 3 stories (44 ft. 6 in.) in height, 150 ft. by 100 ft. (15,000 sq. ft.) in area; subdivided into two sections by a brick wall with fireproof doors on both sides of openings therein (the area of the maximum sub-section being 10,000 sq. ft.); OCCUPIED: 1st story, manufacture of corrugated paper containers, 3 persons; the upper stories are vacant at present. Building No. 3 is fireproof, 5 stories (79 ft.) in height, 225 ft. 6 in. by 100 ft. (approximately 22,500 sq. ft.) in area; OCCUPIED as a shoe factory: 1st story, 25 persons; 2nd story, 124 persons; 3rd story, 114 persons; 4th story, 42 persons; 5th story, 212 persons. There being also a non-fireproof, 2-story office building 25 ft. by 100 ft. in area and, also, a non-fireproof, 2-story machine shop, 25 ft. by 85 ft. in area; and

WHEREAS, appellant proposes to brick up the openings between Building No. 1 and No. 2 and to brick up the openings between Building No. 1 and the machine shop and contends that the entire premises is provided with a sprinkler system, supplied by means of a 25,000-gallon gravity tank (on roof of Building No. 3), two 9,000-gallon pressure tanks and a 6-in. connection to the city main; and contends, further, that the building is protected by a fire alarm signal system with central office connections and that fire drills are conducted.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the buildings shall be not increased in height, area or dimension and that the entire premises throughout, embracing all buildings of the group, shall be equipped with an approved 2-source sprinkler system; and that Building No. 1 shall be separated from Buildings No. 2 and 3, and that any horizontal opening between Buildings No. 1 and 3 shall be equipped with approved self-closing, fireproof doors, and that there shall be no hazardous occupancy permitted or maintained in any part of the premises, and that the industrial operation throughout the premises shall be limited to shoe manufacturing.

575-26-A.

APPELLANT—A. J. Cordier, for Lalance & Grosjean Manufacturing Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—West side Canal street, 173 feet north of Chichester avenue, Woodhaven, Borough of Queens.

## APPEARANCES—

For Appellant: F. W. Kobbe and B. Burvenick.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(575-26-A)

WHEREAS, William F. Doyle, for Lalance and Grosjean Manufacturing Co., owner, filed, June 24, 1926, an appeal from an order of the fire commissioner, affecting premises on the west side of Canal street, 173 ft. north of Chichester avenue, Woodhaven, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 4, 1926 (Order No. 4061-LC), reads:

"1. Remove all fuel oil from the premises until a permit has been issued by the Fire Commissioner, as per Rule 16 of the Fuel Oil Rules.

"3. Discontinue the storage of fuel oil in containers other than metal tanks with all openings or connections through the top as per Rule 2 of the Fuel Oil Rules.

"4. Provide a fire wall between fuel oil storage tanks erected prior to January 18, 1924, that are located closer than one and one-quarter (1¼) tank diameters apart, the fire wall shall be built to a height of at least two (2) feet above highest tank, completely separating tanks for their full diameters or lengths, as per Rule 4, Sec. 3-c of the Fuel Oil Rules.

"6. Brace all that surfaces of rectangular fuel oil storage tank or tanks, as per Rule 5, Sec. 2-d of the Fuel Oil Rules.

"7. Provide bracing for flat heads of cylindrical fuel oil storage tank or tanks, as per Rule 5, Sec. 2-d, Fuel Oil Rules.

"8. Brace tank or tanks of over 120" in diameter by angle rings or equivalent members so as to retain their cylindrical form, as per Rule 5, Sec. 1-c, Fuel Oil Rules.

"9. Provide a hydrostatic test of fuel oil storage tank or tanks of at least 25 lbs. per sq. inch, for all riveted tanks, or as per Sec. 1-b of the Fuel Oil Rules.

"10. Provide a hydrostatic test for fuel oil storage tank or tanks of at least 25 lbs. per sq. inch for all riveted tanks, as per Rule 7, Sec. -b of the Fuel Oil Rules.

"11. Remove cross-connections permitting gravity flow from one fuel oil tank to another, as per Rule 8, Sec. 1-b of the Fuel Oil Rules.

"12. Provide a hydrostatic test of not less than 150 lbs. per square inch for all fuel oil carrying piping of a normal working pressing of less than 100 lbs. as per rule 8, sec. 3 of the Fuel Oil Rules.

"13. Provide a separate fill pipe for each fuel oil storage tank, as per Rule 8, Sec. 5-a of the Fuel Oil Rules.

"16. Provide fuel oil pump or pumps of a type approved by Board of Standards and Appeals, as per Rule 11, Sec. A of the Fuel Oil Rules.

"17. Provide fuel oil burner or burners of a type approved by the Board of Standards and Appeals as per Rule 27 of the Fuel Oil Rules.

"24. Provide an enclosure around all locked tanks



# MINUTES

with an unpierced wall and floor of approved masonry or reinforced concrete, made oilproof and waterproof and not less than 12" in thickness and also of sufficient thickness to properly support any lateral pressure and to be of lateral dimensions at least 1' greater on all sides than the outside dimension of the tank. These walls are to be carried up to a height of at least 1' above the tank or the supply in feet connections thereto, roofed over with reinforced concrete or its equivalent at least 12" thick and capable of sustaining a live load of at least 300 lbs. per square foot. If not buried below the ground, placed so as to leave a clear and open space (except for pipe connections) of at least 2' between such roof over the enclosure and the underside of the ceiling above. The roof of every enclosure shall contain a manhole with a fireproof cover properly weighted, but not fastened, in top of tank. When found impracticable to set the bottom of the tank 3' below the surface of the lowest story, the tank shall rest on steel or masonry supports, and the bottom of the tank shall be at least 1' above the floor of the enclosure and the enclosure wall and floor above specified shall be unpierced and the space below the horizontal centre line of the tank and within the enclosure formed by the surrounding unpierced wall shall have a capacity of at least 60% of the capacity of the tank. The space within the enclosure surrounding the tanks shall be at all times vented to the outer air outside of the building by iron or other fireproof conduit at least 2½" diameter connecting the enclosure at a point just above the floor level and which shall furnish above the street surface with a proper connection at that point to permit the Fire Department to flood the enclosure. A separate similar vent without Fire Department connections shall enter the enclosure just below its ceiling in accordance with Rule 4.

"27. Provide iron covers on the two rectangular tanks used for the storage of fuel oil, covers to be of the same material and strength as used in the construction of the tanks, without any other openings than those provided in Fuel Oil Rules adopted by the Board of Standards and Appeals, Rule 5, Sec. 2.

"28. Provide smoke pipes to be installed between the burners and the chimneys and any dampers in smoke pipes shall not exceed 80" of the area of the pipe. Rule 29. Necessary regulation of draft shall be accomplished by dampers in fire or ash-pit doors. Rule 29.

"29. Provide a manhole on two rectangular tanks of not less than 11" x 16", as per Rule 5, Sec. 7 of the Fuel Oil Rules."

and

WHEREAS, the building No. 57 housing 8 fuel oil storage tanks is of brick and metal construction, one story in height, 63 ft. by 30 ft., and an extension 17 ft. by 20 ft. in area; OCCUPIED for the storage of fuel oil, the total capacity of tanks being 56,242 gallons; the largest individual tank being 16,074 gallons capacity; and

WHEREAS, the appellant claims that the plant embraces a large area; that the building used for the storage of fuel oil is separated from the main buildings of the plant; that there are two fire hydrants on Canal street and one fire hydrant in the yard; that the storage tanks are cylindrically constructed of ¾ in. metal and set 2 to 4 ft. into the ground with the tops not above the street level; that the piping used is known to the trade as "standard"; furthermore, the appellant contends that the fuel oil stored has a flashpoint of 205 degrees Fahrenheit, that it is not used for commercial, power nor heating purposes; that the present use and storage of fuel oil has been safely carried on for the past 30 years; that the company is prepared to install a system for extinguishing purposes and make other improvements which do not require extensive alterations.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the use and operation of the fuel oil burning equipment on the premises shall be restricted to

industrial operation of the business operated on the premises, and *on condition* that the flash point of fuel oil shall be not less than 205 degrees Fahrenheit, and that the operation of the fuel oil burning equipment throughout the premises shall be under the supervision of a licensed engineer.

699-23-A.

APPELLANT—Loening Aeronautical Engineering Corp., lessee.

SUBJECT—Application for reopening, extension of permit, re appeal from decision of fire commissioner.

PREMISES AFFECTED—436 East 31st street, Manhattan.

APPEARANCES—

For Appellant: A. P. Loening.

ACTION OF BOARD—Appeal reopened and extension of permit granted.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(699-23-A)

WHEREAS, Loening Aero. Eng. Corp., lessee, filed, June 5, 1923, an appeal from a decision of the fire commissioner, affecting premises 436 East 31st street, Manhattan; and

WHEREAS, the decision of the fire commissioner reads:

"1. Section 74, chapter 5, code of ordinances, limits one story buildings to only 1,250 sq. ft. and side walls 15 ft. high, building is therefore classed as a frame building. Storage of gasoline or other occupancy is therefore not permitted in a frame building."

and

WHEREAS, the premises consist of a plot of ground on the bulkhead line at the East River, on which is located a one-story steel frame and sheet iron airplane hangar, 50 ft. by 40 ft. in area, and an 18 ft. by 18 ft. shed; it is proposed to install a 550-gallon gasoline tank and pump on vacant portion of property; the entire plot being covered with a concrete floor; and

WHEREAS, appellant contends that the metal structure with concrete floor should not be classified as a frame building; and

WHEREAS, this appeal was granted by the board at its meeting, July 10, 1923 and October 27, 1925, on certain conditions, and appellant requested a modification of the time limit imposed.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the gasoline storage be limited to 550 gallons, the tank to be buried below grade, access to same to be enclosed and roofed over with a corrugated metal shed; and *granted* for a temporary period not to extend beyond December 7, 1928.

1182-25-A.

APPELLANT—John Schneider, owner.

SUBJECT—Application for reopening, extension of permit, re appeal from decision of fire commissioner.

PREMISES AFFECTED—147 12th avenue, L. I. City, Queens.

APPEARANCES—

For Appellant: John Schneider.

ACTION OF BOARD—Appeal reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1



# MINUTES

## THE RESOLUTION:

(1182-25-A)

WHEREAS, J. Schneider, Sr., owner, filed, November 13, 1925, an appeal from a decision of the fire commissioner, affecting premises 147 Twelfth avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the superintendent of buildings, rendered November 5, 1925 (Alt. Applic. No. 2437-1925), reads:

"1. Burner must be of a type approved by Board of Standards and Appeals. Examination continued when additional information is received.";

and  
WHEREAS, the building is of frame and glass sash construction, one story in height, 100 ft. by 100 ft. in area; OCCUPIED as a greenhouse; the appellant having installed an oil burning system, consisting of a 2,000-gallon storage tank, all necessary piping and valves in accordance with the fuel oil rules, except as to the burners; and

WHEREAS, the appellant has submitted plans to the fire department, which were disapproved; and

WHEREAS, the appellant claims that he is using four burners, known as the "Strong, Carlisle & Hammond Burner," which is now before the board for its consideration under Calendar No. 1046-23-S; the appellant requests a temporary permit to operate the fuel oil system, pending the approval of the burner; and

WHEREAS, this appeal was granted by the board at its meeting, March 9, 1926, for a temporary period and appellant requests a further extension of this period.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety days from the date of this action.

## BUILDING ZONE CASES.

621-25-BZ.

APPLICANT—McCooey and Conroy, for D. Tedesco owner.

SUBJECT—Application for reconsideration (re decision of superintendent of buildings) under sections 7a, 7b and 7c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied).

PREMISES AFFECTED—63-67 New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr., D. Tedesco.

For Opposition: Michael Cohen, Oscar W. Swift.

ACTION OF BOARD—Laid over to December 14, 1926, at 10 a. m., for personal inspection by Commissioner Connell.

369-26-BZ.

APPLICANT—Frank Carucci, for Ciscar Realty Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7c of the building zone resolution, to permit partly in a business district and partly in a residence district the erection of a moving picture theatre.

PREMISES AFFECTED—6811 11th avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used for business purposes.

PREMISES AFFECTED—636 East Fordham road, The Bronx.

APPEARANCES—

John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(573-26-BZ)

WHEREAS, John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner, filed, June 24, 1926, an application, under the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, Belmont avenue is in a residence district, and East 189th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 22, 1926 (N. B. 1514-26), reads:

"1. Erection of business building partly in business district and partly in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25.41 ft. on East Fordham road and 147.34 ft. on Belmont avenue; to be occupied as an auto show room and automobile storage room; and

WHEREAS, the board deemed that applicant had substantiated the bases of his application under the provisions of section 7, subdivision C, and section 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the rear and gable walls shall be unpierced throughout their entire height and length; that no door opening on the Belmont avenue front shall exceed a width of 3 ft. 8 in.; any openings within the residence area district on the Belmont avenue front shall be restricted to double-hung windows, the sills of which shall be not less than 4 ft. 6 in. above sidewalk grade; that the elevations on the street fronts other than the show windows shall be finished with face brick and architectural terra cotta or stone trim; that there shall be no signs or advertising of any nature or description displayed within the residence area of the plot; and that all permits required shall be obtained within nine months and all work involved thereby to be completed within eighteen months from the date of this action.

685-26-BZ.

APPLICANT—John J. Dunnigan, for 165th Street Arcade Corporation, owner.



# MINUTES

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2861-2869 Bailey avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: T. Carroll.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(685-26-BZ)

WHEREAS, John J. Dunnigan, for 165 Street Arcade Corp., owner, filed, August 5, 1926, an application, under the building zone resolution, to permit the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises 2861-2869 Bailey avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bailey avenue is in a business district, Heath avenue is in a residence district and Exterior street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 31, 1926 (N. B. 1956-26), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district extending into unrestricted district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement in height, with a frontage of 75 ft. and a depth of 206.62 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant had substantiated the basis of his application under the provisions of section 7, subdivision c and 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* of the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall not be erected in excess of one story above grade, and that the use of the front of premises for a depth of not less than 40 ft. other than the two runways, shall be maintained and conducted as retail shops or stores separated from the garage by walls of fireproof construction, that the gable walls shall be unpierced throughout their entire height and length; at least two skylights shall be installed in the roof, not less than 20 sq. ft. each, of fixed louvres, glazed with plain glass, provided with wire guards above and below; that there shall be no advertising signs erected or displayed other than the one projecting sign on the front of the building, that any other advertising shall be restricted to the plate glass show windows of the stores; and that the front elevation other than the store front windows shall be finished with face brick and architectural terra cotta or stone trimming; and that no portable gasoline tanks shall be operated or maintained outside the building line; and that all permits required shall be obtained within nine months and all work involved to be completed within eighteen months from the date of this action.

681-26-BZ.

APPLICANT—Wm. F. Doyle, for Save Service Stations, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—8502 Rockaway Blvd., Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Eugene G. Neimark, C. Keller, David Trachtenburg.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon .....	4
Negative: Commissioner Connell .....	1
Absent .....	0

THE RESOLUTION:

(681-26-BZ)

WHEREAS, William F. Doyle, for Save Service Stations, Inc., owner, filed, August 4, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rockaway boulevard is in a business district, Lutheran place is in a residence district and 86th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 31, 1926 (Pan. No. 12729-26 N. B.), reads:

"This erection of a public garage in a business district is contrary to art. 2, sec. 4, subd. a 15 of the Zone Law.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 111.19 ft. on Rockaway boulevard and 197.3 ft. on Lutheran place; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there existed on a portion of this plot a gasoline service which was removed by the city on the widening of Rockaway boulevard and the proposed building is an improvement on conditions; and the board deemed that applicant had substantiated the basis of his application under section 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above grade, that the rear and gable walls shall be unpierced throughout their entire height and length, that the exterior of the gable walls shall be finished with face brick, that the gasoline pump and tanks shall be maintained inside the lot line of the property; at the street front the structure will be erected with an open recess and store spaces not less than 35 ft. in depth; that there shall be no portable gasoline pumps permitted or operated outside the building line; that any advertising display shall be restricted to the recess portion on Rockaway boulevard and there shall be no advertising sign or display of any nature or description on the Lutheran place front of the premises; that the street elevations shall be finished with face brick and architectural terra cotta or stone trimming and that not less than five skylights shall be incorporated in the roof of the structure, glazed with plain glass, provided with wire guards above



# MINUTES

and below; and that all permits required shall be obtained within nine months and all work involved to be completed within eighteen months from the date of this action; and that access of the driveways to the service recess at the front of the buildings shall be on an axis at the centre of the driveways not exceeding a width of 12 ft., and a return of the drawings shall be made to this board for approval before submission to the superintendent of buildings

694-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—699 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland ..... 1

Negative: Chairman Walsh, Commissioners

Connell and Guilfoyle ..... 3

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(694-26-BZ)

WHEREAS, John J. Dunnigan, for East Fordham Road Syndicate, owner, filed, August 10, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 699 East Fordham road (northwest corner of Crotona avenue), The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, Crotona avenue is in a residence district, and Southern boulevard (north of East Fordham road) is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1926 (N. B. 2004-26), reads:

"1. Erection of a gas service station in a business district is contrary to the provisions of the resolution passed by the Board of Estimate and Apportionment on June 15, 1925.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 24 ft. 10 $\frac{3}{8}$  in. on East Fordham road and a depth of 218.5 ft. on Crotona avenue, upon which it is proposed to erect a gasoline selling station consisting of an office 15 ft. by 18 ft. in area and also the necessary tanks, pumps and piping to make a complete installation; and

WHEREAS, the board deemed that applicant had failed to substantiate the basis of his application under section 21.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

935-19-BZ.

APPLICANT—Thomas I. Sheridan, for Harris Garage Corporation, owner.

SUBJECT—Application under the building zone resolution (re decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than 5 motor vehicles. (Modification of previous resolution.)

PREMISES AFFECTED—1728-1750 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: Thomas I. Sheridan.

For Opposition: Milton L. Greenberg.

ACTION OF BOARD—Modification granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(935-19-BZ)

WHEREAS, Interboro Iron and Steel Structural Co., Inc., on behalf of Edna Cooper and Andrew E. Kreek, part owners, filed, December 10, 1919, with the board of appeals, an application under the building zone resolution, to permit in a business district the erection of a garage for more than five motor vehicles; premises 1728-1750 Bedford avenue, west side of Bedford avenue, running from Sullivan street to Malbone street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 6, 1920, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue is located in a business district, that Sullivan street, east of Bedford avenue, is located in a residence district, west of Bedford avenue in a business district, and that Malbone street is located in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1919, in acting on Application No. 14915, reads:

"1. Proposition in Business Zone contrary Art. II, No. 4. Recom. denial. Denied.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage on Bedford avenue of 200 ft., on Malbone street 140 ft., and on Sullivan street 100 ft.; and

WHEREAS, applicant has filed the duly acknowledged consents of the owners of 80 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, originally, this application was granted by the board, January 13, 1920, under certain conditions; and

WHEREAS, the Hon. Thomas I. Sheridan, in behalf of the Harris Garage Corp., present owner, has made written request for a modification of the resolution so as to permit a drive-in entrance at the southeast corner of the building, in order that service may be rendered to its clients, on the premises rather than perform those duties on the sidewalk or roadway, and has also filed revised plans showing the proposed entrance.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the rear wall of the structure be impierced throughout the entire length and height; that the side walls facing on both Sullivan street and Malbone street be of ornamental character constructed of pressed brick and limestone trim; that the frontage on Bedford avenue, excepting the corner formed by the intersection of Empire boulevard and Bedford avenue for a depth of 30 ft. shall be devoted to showrooms or offices; that there shall be no vehicular entrance from the Bedford avenue front, except for the corner service station at Bedford avenue and Empire boulevard;

Resolved, further, that any permits necessary for the prosecution of the work shall be obtained within 9 months and the work completed within 18 months from the date of this action.



# MINUTES

535-26-BZ.

APPLICANT—Carl Sherman, for Bogild Builders, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side Jerome avenue, 165.02 feet north of East 174th street, The Bronx.

APPEARANCES—

For Applicant: John Caldwell Meyers.

For Opposition: Henry Levis.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(535-26-BZ)

WHEREAS, Carl Sherman, Esq., for Bogild Builders, Inc., owner, filed, June 9, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Jerome avenue, 165.02 ft. north of East 174th street, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 7, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district, East 174th street is in a business district and Townsend avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 3, 1926 (N. B. 978-26), reads:

"1. Erection of proposed garage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant had failed to substantiate the basis of his appeal under section 21; for the reason that the only cases granted by this board on this street front granted under section 7, subdivision c.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

606-26-BZ.

APPLICANT—John J. Dunnigan, for Mary A. Klug, owner.

SUBJECT—Application for reopening, reconsideration, re application (decision of superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

On November 16, 1926, through council, adjoining property owners requested the reopening and reconsideration of the foregoing subject on the grounds that through error or oversight they were denied an opportunity of presenting their objections.

PREMISES AFFECTED—445-449 East 189th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: James S. McDonough, Nathan Waxberg, Mrs. Donnelly, Mr. Kennedy, C. Procissi, Mr. Tilgner, of the Board of Education.

ACTION OF BOARD—Application to reopen denied and resolution of board reaffirmed.

THE VOTE TO REOPEN AND RESCIND—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(606-26-BZ)

WHEREAS, after an exhaustive argument and rehearing the board reaffirmed its action of November 9, 1926, and denied the request for reopening.

Resolved, that the board of standards and appeals does hereby reaffirm its resolution of November 9, 1926, to make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building be not more than two stories in height above grade; that a rear yard not less than ten ft. in depth for the entire width of the property be incorporated at the grade of the second story level; that the rear and gable walls shall be unpierced throughout their entire height and length, with the exception of the second story windows, rear; opening to roof of extension these windows shall be equipped with metal frames and sash, glazed with wire glass; that the garage shall be constructed fireproof, with the exception of the roof, which, if not fireproofed, shall be fire-retarded in accordance with the rules of the board of standards and appeals; that any gasoline storage equipment installed shall be located at the extreme front, easterly end of the structure; that there shall be no signs erected other than one projecting electric sign, indicating the title of the garage; that the front of the building shall be finished with face brick and architectural terra cotta or stone trimmings; that all necessary permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action.

275-25-BZ.

APPLICANT—John J. Beatty, for Leo Sheridan, owner.

SUBJECT—Application for reopening, (modification of resolution), re application, (re decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—88-110 Crown street, Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(275-25-BZ)

WHEREAS, Leo Sheridan owner, filed, March 11, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 88-110 Crown street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 25, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Crown street Montgomery street and Bedford avenue are all in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 10, 1925, reads:



# MINUTES

"The erection of a public garage for more than five motor vehicles in a business district.";

and  
WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 240 ft. and a depth of 131 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed it would be a hardship and practical difficulties in the way of carrying out the strict letter of the building zone resolution; and

WHEREAS, the premises is to be used as an automobile manufacturer's sales agency and distributing station, for automobiles in live storage, which are the property of the agent or operator of the premises; and

WHEREAS, this application was granted by the board at its meeting, May 25, 1926, on certain conditions, and applicant requests a modification of these conditions.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted to a one-story structure in height above grade, subdivided into three areas by walls of approved masonry, running above the roof, with not more than two openings in each partition, equipped with self-closing, fireproof doors and one opening not exceeding 4 ft. in width from the centre section of building to the office; that the two sections of the basement story shall not exceed 66 ft. on the street fronts, the structure, at the centre of the premises, to be maintained without any cellar; that the rear and gable walls shall be unpierced throughout their entire height and length; that the entire premises shall be equipped

with an approved one-source sprinkler system with not less than 4 in. connection to the city main; that the garage shall be erected fireproof, other than the roof construction, which shall be of flat design and fire retarded on the under side in accordance with the rules of the board of standards and appeals; that a 2½ in. fire line connected to the city main shall be provided on the interior, at the front of the building, at each opening, equipped with not less than 100 ft. of 2½ in. hose; that all required permits shall be obtained within ninety days and the work completed within six months from the date of this action.

## APPROVAL OF PLANS.

463-26-BZ.

APPLICANT—Francis J. MacIntyre, for C. A. Sanblom, for Van Vyck Realty Corp., owner.

SUBJECT—Application for approval of returned plans as per resolution adopted by the board under date of November 9, 1926.

PREMISES AFFECTED—13408-13420 Liberty avenue, Woodhaven, Queens.

APPEARANCES—None.

ACTION OF BOARD—Plans approved as being in practical accordance with resolution.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

Adjourned 7.50 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# RULES

## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	127
Cases filed up to and including December 8, 1926..	999	Dismissed .....	69
Restored to calendar.....	83	Denied .....	268
MISCELLANEOUS APPLICATIONS.		Granted .....	3
Requests to reopen.....	232	Granted on condition.....	764
Requests to amend.....	43	Appliances approved.....	36
Requests for modification.....	38	Appliances dismissed, disapproved or withdrawn....	32
Requests to rescind .....	5	Rules approved .....	2
Requests for extension of time .....	18	Rules disapproved or rescinded.....	0
Requests for extension of permit.....	33	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations.....	1	Requests to reopen granted.....	207
Requests for approval of plans.....	16	Requests to reopen denied.....	20
Administrative requests.....	1	Requests to amend granted.....	41
Requests for interpretation .....	0	Requests to amend denied .....	2
Total .....	2212	Requests for modification granted.....	34
Disposed of.....	1688	Requests for modification denied .....	4
Cases pending December 8, 1926.....	524	Requests to rescind granted .....	5
		Requests to rescind denied .....	0
		Requests for extension of time granted .....	18
		Requests for extension of time denied .....	0
		Requests for extension of permit granted.....	32
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved.....	16
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
		Total .....	1688

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays, 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, December 14, 1926, at 10 a. m.
- Minutes of Regular Meeting, December 14, 1926, at 2 p. m.
- Correction.
- Fire Retarding Rules.
- Elevator Rules.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 21, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 28, 1926, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, *Chairman*



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending December 15, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected.</i>
1019-26-A.....	F.D.	....44-62 Nostrand ave., Bklyn., F-4182
1018-26-S.....	F.D.	....114 Berriman st., Bklyn., L. D. 95110
1017-26-A.....	F.D.	....142-150 Ingraham st., Bklyn., L. C. 3613
1016-26-S.....	F.D.	....39-41 W. 32nd st., Man., L. D. 95490
1015-26-S.....	F.D.	....116 W. 21st st., Man., L. D. 4928
1014-26-S.....	F.D.	....56 W. 114th st., Man., L. D. 83384
1013-26-S.....	F.D.	....20-22 E. 46th st., Man., L. D. 4586, L. D. 4585, L. D. 4584
1012-26-BZ.....	B.B.Q.	..N.S. of Queens ave. (46th st.), 40 ft. east of 20th st., Flush- ing, Q., N. B. 20915-1926
1011-26-A.....	F.D.	....N.S. of Ocean Front from 110th st. & 111th st., Rock- away Park, Q., F-98195
1010-26-A.....	F.D.	....542-546 First ave., Man., F-2936
1009-26-A.....	F.D.	....411-415 E. 31st st., Man., F-93726
1008-26-A.....	F.D.	....268-282 Norman ave., Bklyn., F-99971
1007-26-A.....	F.D.	....561 W. 58th st., Man., L. C. 35991
1006-26-S.....	F.D.	....N.S. of Orchard st. cor. of Boulevard, Astoria, Q., L. D. 97760, L. D. 97761
1005-26-A.....	F.D.	....N.S. of Orchard st. cor. of Boulevard, Astoria, Q., F-97762
1004-26-S.....	F.D.	....45-53 Van Sinderen ave., Bklyn., L. D. 98094
1003-26-S.....	F.D.	....135 Fifth ave., Man., L. D. 93888
1002-26-A.....	F.D.	....423-425 E. 164th st., Bx., Alt. 2390-1926
1001-26-A.....	F.D.	....616-628 W. 43rd st., Man., F-96597
1000-26-S.....	F.D.	....692-704 Lorimer st., Bklyn., L. D. 95661
<i>Restored to Calendar.</i>		
263-25-BZ.....	B.B.M.	..131 W. 52nd st., Man., Viol. Order No. 3916-1924

## CODE.

F.D.	.....	Fire Department
H.D.	.....	Health Department
B.B.B.	.....	Bureau of Buildings, Brooklyn
B.B.M.	.....	Bureau of Buildings, Manhattan
B.B.Q.	.....	Bureau of Buildings, Queens
B.B.R.	.....	Bureau of Buildings, Richmond
B.B.Bx.	.....	Bureau of Buildings, Bronx
T.H.D.	.....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 21, 1926, AT 2 P. M.**

*Building Zone Cases.*

515-26-BZ.	APPLICANT—Samuel Rosenblum, for Queen Mab Co., owner. PREMISES—3184 Webster avenue, The Bronx. APPLICATION, under sections 7e and 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
679-26-BZ.	APPLICANT—Bank of the Manhattan Co., owner. PREMISES—60-71 Madison street, Ridgewood, Borough of Queens. APPLICATION, under section 7b of the building zone resolution, TO PERMIT the extension from a business district into a residence district of a proposed business building (store).
771-26-BZ.	APPLICANT—Thomas I. Sheridan, for Mogar Realty Co., Inc., owner. PREMISES—606-618 East Fordham road, The Bronx. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT partly in a residence district and partly in a business district the erection and maintenance of a business building also a gasoline service station.
810-26-BZ.	APPLICANT—Albert Ullrich, for Borden's Farm Products Co., Inc., owner. PREMISES—2376-2390 Gravesend avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the extension of an existing business use.
844-26-BZ.	APPLICANT—James W. Byrnes, for Cono Innamorato, owner. PREMISES—145 Frost street, Brooklyn. APPLICATION, under sections 7g and 21 of the building zone resolution, TO PERMIT in a business district a rag storage or baling shop.
819-26-BZ.	APPLICANT—Thomas W. Lamb, for Park Slope Amuse Corp., owner. PREMISES—314-332 8th street and 345a-349 9th street, Brooklyn. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT the extension from a business district into a residence district of a proposed theatre.
833-26-BZ.	APPLICANT—John J. Dunnigan, for Harris Aviden, owner. PREMISES—243 Rockaway avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the use of the first story of an existing building as a milk distributing station.
905-26-BZ.	APPLICANT, John J. Dunnigan, for Valley Holding Corp., owner.



# CALENDAR

PREMISES—1938 Jerome avenue, The Bronx.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

939-26-BZ.  
APPLICANT—Charles D. Cords, for Alexander Bursch, owner.  
PREMISES—4409 New Utrecht avenue, Brooklyn.  
APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT in a "C" area and residence district, extending from a business district, the omission of a rear yard, and also the maintenance of a business use.

940-26-BZ.  
APPLICANT—Charles D. Cords, for Alexander Bursch, owner.  
PREMISES—1109 45th street, Brooklyn.  
APPLICATION, under sections 7b and 21 of the building zone resolution,  
TO PERMIT in a "C" area and also a residence district, extending from a business district, the omission of a rear yard and also the maintenance of a business use.

870-26-BZ.  
APPLICANT—William F. Doyle, for J. P. C. Realty Corp., owner.  
PREMISES—Northeast corner of East 18th street and Cortelyou road, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in an "E" area district the erection and maintenance of an apartment house to be erected under "C" area requirements.

## DECEMBER 21, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

- 80-26-A—507-513 Kent avenue and 17-19 Rush street, Brooklyn.
- 180-26-A—422-424 East 4th street, Manhattan.
- 48-26-A—3 East 38th street, Manhattan.
- 278-26-A—Southeast corner of Third avenue and 11th street, College Point, Borough of Queens.
- 716-26-A—261 Lawrence street, Astoria, Borough of Queens.
- 718-26-A—259 Lawrence street, Astoria, Borough of Queens.
- 791-26-A—123-133 Borden avenue, Long Island City, Borough of Queens.
- 830-26-A—10 East 44th street, Manhattan.
- 847-26-A—462-464 Broadway and 22-24 Crosby street, Manhattan.
- 849-26-A—174 Linden avenue, Flushing, Borough of Queens.
- 860-26-A—222 East 24th street, Manhattan.
- 807-26-A—387-405 Southern boulevard, The Bronx.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 21, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1021-25-BZ—Application, November 16, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Daniel P. Devaney, owner, to

permit in a business district the installation and maintenance of a gasoline selling station (previously denied); premises east side of Coney Island avenue, 315 ft. south of Avenue N, Brooklyn.

CAL. NO. 704-26-BZ—Application, August 13, 1926, under section 21 of the building zone resolution, of Springsteen and Goldhammer, architects, on behalf of 110 West 42nd Street Corp., owner, to permit in a residence district the erection and maintenance of a building to be used for business purposes; premises 1 West 52nd street, Manhattan.

CAL. NO. 795-26-BZ—Application, September 27, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Bacon Coal Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 142-148 Cumberland street, Brooklyn.

CAL. NO. 842-26-BZ—Application, October 14, 1926, under section 21 of the building zone resolution, of Louis A. Sheinart, architect, on behalf of Sadie Stein, owner, to permit in an "E" area and residence district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area district; premises 1601 Avenue H, Brooklyn.

CAL. NO. 687-26-BZ—Application, August 6, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alonzo E. DeBaum, owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue, Jamaica, Borough of Queens.

CAL. NO. 556-26-BZ—Application, June 17, 1926, under section 21 of the building zone resolution, of Herbert Ascher, applicant, substituted for John L. Buckley), on behalf of George Ehret, owner, to permit partly in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station; premises 2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Manhattan.

CAL. NO. 473-26-BZ—Application, May 25, 1926, under section 21 of the building zone resolution, of Old Colony Engineering Co., Inc., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories; premises 1832-1840 Ocean avenue, Brooklyn.

CAL. NO. 659-26-BZ—Application, July 30, 1926, under section 21 of the building zone resolution, of Michael Schneideman, applicant, on behalf of Aaron Scheideman, owner, to permit in a business district the erection and maintenance of a gasoline sell-



# CALENDAR

ing station; premises northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

CAL. NO. 662-26-BZ—Application, July 30, 1926, under section 21 of the building zone resolution, of Israel Richel, applicant and owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises southeast corner of Eastchester road and Boston road, The Bronx.

CAL. NO. 811-26-BZ—Application, October 5, 1926, under section 21 of the building zone resolution, of George S. A. McNeil, applicant, on behalf of Ben Fooskill, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises 9100 Atlantic avenue, southwest corner of Woodhaven boulevard, Woodhaven, Borough of Queens.

CAL. NO. 841-26-BZ—Application, October 13, 1926, under section 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Prospect Hill Apartments, Inc., owner, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 45-67 Prospect place, Manhattan.

WILLIAM E. WALSH, *Chairman.*

## DECEMBER 21, 1926, 2 P. M.

### *Petitions for Variations.*

- 47-26-S—3 East 38th street, Manhattan.
- 79-26-S—507-513 Kent avenue and 17-19 Rush street, Brooklyn.
- 99-26-S—310 Second avenue, College Point, Borough of Queens.
- 128-26-S—205-223 West 39th street, Manhattan.
- 279-26-S—Southeast corner of Third avenue and 11th street, College Point, Borough of Queens.
- 871-26-S—55 West 45th street, Manhattan.
- 782-26-S—87 Roebling street, Brooklyn.
- 808-26-S—655 East Fordham road, The Bronx.
- 829-26-S—3652-3656 Park avenue, The Bronx.
- 832-26-S—356-358 West 40th street, Manhattan.
- 848-26-S—462-464 Broadway and 22-24 Crosby street, Manhattan.
- 850-26-S—133-135 Greene street, Manhattan.
- 857-26-S—11-13 West 30th street, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.**
- 447-26-S—58-64 West 40th street, Manhattan.**
- 448-26-S—58-64 West 40th street, Manhattan.**
- 610-26-S—1351-1365 Broadway, Manhattan.
- 612-26-S—333 Seventh avenue, Manhattan.
- 422-26-S—58-64 West 40th street, Manhattan.
- 423-26-S—58-64 West 40th street, Manhattan.
- 424-26-S—58-64 West 40th street, Manhattan.
- 425-26-S—58-64 West 40th street, Manhattan.
- 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.
- 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.
- 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.
- 489-26-S—208-212 West 30th street, Manhattan.
- 497-26-S—34 East 30th street, Manhattan.
- 666-26-S—31 East 31st street, Manhattan.

667-26-S—31 East 31st street, Manhattan.

668-26-S—31 East 31st street, Manhattan.

669-26-S—31 East 31st street, Manhattan.

670-26-S—31 East 31st street, Manhattan.

671-26-S—31 East 31st street, Manhattan.

672-26-S—31 East 31st street, Manhattan.

673-26-S—31 East 31st street, Manhattan.

701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

### *Appliance Submitted for Approval.*

890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 28, 1926, AT 2 P. M.

### *Building Zone Cases.*

693-26-BZ.

APPLICANT—Jamaica Water Supply Co., owner.

PREMISES—West side of 144th street, 100 ft. south of 116th avenue, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a pumping station.

706-26-BZ.

APPLICANT—Jamaica Water Supply Co., owner.

PREMISES—South side of 89th avenue, 70 ft. west of 162nd street, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a pumping station.

707-26-BZ.

APPLICANT—Jamaica Water Supply Co., owner.

PREMISES—Southwest corner of 89th avenue and 162nd street, Jamaica, Borough of Queens.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the extension of an existing office building.

872-26-BZ.

APPLICANT—Charles G. Wessel, for Sebastiano Barbarino, owner.

PREMISES—1259-1271 Gravesend avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles.

880-26-BZ.

APPLICANT—Rehcansie Realty Co., owner.

PREMISES—Northeast corner of Clarke place and Jerome avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the extension from a business district into a residence district of a proposed business building (swimming pool).

904-26-BZ.

APPLICANT—John J. Dunnigan, for Halpern Construction Co., owner.

PREMISES—1894 Inwood avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,



# CALENDAR

TO PERMIT partly in an unrestricted district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

910-26-BZ.

APPLICANT—John N. Linn, for Carl I. Dingfelder and Benjamin Balish, owners.

PREMISES—2657-2671 Ocean avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

911-26-BZ.

APPLICANT—John W. Clancy, for Robert Trilling, owner.

PREMISES—Southeast corner of Boston road and Kingsland avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

846-26-BZ.

APPLICANT—Robert W. Maloney, for Patrick J. Hangley, owner.

PREMISES—southwest corner of Boston Post road and Burke avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

263-25-BZ.

APPLICANT—Philip J. Sinnott, for Isotta Motors, Inc., owner.

PREMISES—131 West 52nd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a motor vehicle repair shop on the first story (previously denied).

## DECEMBER 28, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

31-26-A—100-120 Sutton street, Brooklyn.

33-26-A—406-408 Gates avenue, Brooklyn.

191-26-A—91-93 Clifton place, Brooklyn.

219-26-A—243-249 West 124th street and 256-258 West 125th street, Manhattan.

367-26-A—1271 Broadway, 54-56 West 31st street and 536 Sixth avenue, Manhattan.

541-26-A—234-236 Franklin street, Brooklyn.

833-26-A—274-282-290-298-302-308-314-316-322-326-330-334 Chauncey street and 360-362-364-366-368-370-372-374-378-382-384 Hallet street, Astoria, Borough of Queens.

881-26-A—1995-2003 Bedford avenue and 521-523 Parkside avenue, Brooklyn.

886-26-A—29 East End avenue, Manhattan.

895-26-A—464 Watkins street, Brooklyn.

888-26-A—West side of East 18th street, 260 ft. north of Avenue I, Brooklyn.

899-26-A—142-144 West 26th street, Manhattan.

900-26-A—104 Harrison street, Brooklyn.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 28, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 861-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of A. E. Norton, Inc., owner, to permit in a  $1\frac{1}{4}$  times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 685 Fifth avenue, southeast corner of East 54th street, Manhattan.

CAL. NO. 862-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Roseberg Holding Co., Inc., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises northwest corner of Bay Parkway and 59th street, Brooklyn.

CAL. NO. 835-26-BZ—Application, October 11, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Realty Co., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises southwest corner of Jerome avenue and West 181st street, The Bronx.

CAL. NO. 840-26-BZ—Application, October 13, 1926, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Filomine Clementi, owner, to permit in a residence district the erection and maintenance of a garage for the storage of four (4) commercial motor vehicles used in connection with a trucking business conducted by the owner residing on the premises; premises 67-69 Cumberland street, Brooklyn.

CAL. NO. 851-26-BZ—Application, October 18, 1926, under section 21 of the building zone resolution, of Christ Callas, applicant, on behalf of Constantine Callas, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Morell avenue and Woodhaven boulevard, Howard Beach, Borough of Queens.

CAL. NO. 854-26-BZ—Application, October 19, 1926, under section 21 of the building zone resolution, of Joseph Orlando, architect, on behalf of Clinton Enterprises, Inc., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building; premises 708-716 East Tremont avenue, The Bronx.

CAL. NO. 855-26-BZ—Application October 19, 1926, under section 21 of the building zone resolution, of Joseph Orlando, architect, on behalf of Broadway and Dyckman Building Corp., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building; premises 4761-4779 Broadway and 231-239 Dyckman street, Manhattan.



# CALENDAR

CAL. NO. 941-26-BZ—Application, November 16, 1926, under sections 7b and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Max Stoorman, owner, to permit in a residence district extending from a business district the alteration and conversion of occupancy in part from residence to business use; premises 1963 Prospect avenue, The Bronx.  
WILLIAM E. WALSH, *Chairman*.

## DECEMBER 28, 1926, 2 P. M.

### *Petitions for Variations.*

636-26-S—19-27 East 45th street, Manhattan.  
784-26-S—18 East 46th street, Manhattan.  
796-26-S—313-315 West 35th street, Manhattan.  
801-26-S—722-728 Henry street, Brooklyn.  
802-26-S—728-748 East 136th street, The Bronx.  
818-26-S—47 West 47th street, Manhattan.  
823-26-S—40-42 East 19th street, Manhattan.  
371-26-S—265 Wyckoff street, Brooklyn.  
812-26-S—1884-1888 Broadway, Manhattan.  
843-26-S—660 Fifth avenue, Manhattan.  
875-26-S—256 Grand street, Manhattan.  
877-26-S—305 Palmetto street, Brooklyn.  
893-26-S—205-219 West 39th street, Manhattan.  
897-26-S—150 Spring street, Manhattan.  
902-26-S—121-133 West 37th street and 1375-1383 Broadway, Manhattan.

### *Appliances Submitted for Approval.*

852-26-SA—Joyce Oil Burner, approval of.  
891-26-SA—Remington Oil Burner, approval of.  
915-26-SA—Dahl Vaporizing Oil Burner, approval of.

### *Rules.*

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## JANUARY 4, 1927, 10 A. M.

### *Appeals from Administrative Orders.*

9-26-A—103-109 North 3rd street, Brooklyn.  
583-26-A—19 East 12th street, Manhattan.  
225-26-A—2-12 West 141st street, Manhattan.  
800-26-A—944 Bedford avenue, Brooklyn.  
821-26-A—40-42 East 19th street, Manhattan.  
876-26-A—9130 113th street, Richmond Hill, Borough of Queens.  
882-26-A—132-15 120th avenue, South Ozone Park, Borough of Queens.  
918-26-A—18-30 Dean street and 124-126 Boerum place, Brooklyn.  
737-26-A—1790 Broadway, Manhattan.  
527-26-A—35 Howard street, Manhattan.  
753-26-A—126 West 67th street, Manhattan.  
873-26-A—21 East 40th street, Manhattan.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January*

4, 1927, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 490-26-BZ—Application, May 28, 1926, under sections 7e and 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of August Kuhne, owner, to permit on a plot the layout of which on the ground differs from that showing on the use district map located partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; and the omission of the required rear yard or equivalent; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 412-25-BZ—Application, November 19, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rosie Kellner, owner, to permit in a residence district the erection and maintenance of an apartment house, the first story to be used for store purposes (previously denied); premises 840 Washington avenue, northwest corner of Lincoln place, Brooklyn.

CAL. NO. 878-26-BZ—Application, October 28, 1926, under sections 7c and 21 of the building zone resolution, of O. B. Almgren, applicant, on behalf of Edwin Construction Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 107-115 Crown street, Brooklyn.

CAL. NO. 889-26-BZ—Application, November 1, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Salvatore Cino, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required by the zone resolution; premises 8-10 East 2nd street, Manhattan.

WILLIAM E. WALSH, *Chairman*.

## JANUARY 4, 1927, 2 P. M.

### *Petitions for Variations.*

10-26-S—103-109 North 3rd street, Brooklyn.  
866-26-S—122-124 Fifth avenue, Manhattan.  
907-26-S—327 East 119th street, Manhattan.  
934-26-S—North side of Flatbush avenue and Jamaica Bay, Barren Island, Brooklyn.

## JANUARY 11, 1927, 10 A. M.

### *Appeals from Administrative Orders.*

947-26-A—306-310 West 52nd street, Manhattan.  
874-26-A—247-249 West 48th street, Manhattan.  
887-26-A—402-410 East 90th street, Manhattan.  
909-26-A—441 East 14th street, 227-241 Avenue A and 438-444 East 15th street, Manhattan.  
926-26-A—69-71 West Houston street, Manhattan.  
920-26-A—247-251 West 12th street, Manhattan.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, DECEMBER 14, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon (also Deputy Chief Martin substituting).

The minutes of the regular meeting of the board, held on Tuesday morning, December 7, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 7, 1926, were approved as printed in the Bulletin No. 50, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

737-26-A.

APPELLANT—United States Tire Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1790 Broadway, Manhattan.

APPEARANCES—

For Appellant: Morris E. Dry.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 4, 1926, at 10 a. m., on request of appellant's representative.

947-26-A.

APPELLANT—Emmar Amusement Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—306-310 West 52nd street, Manhattan.

APPEARANCES—

For Appellant: Edward Bimberg.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to January 11, 1926, at 10 a. m., on request of appellant's representative.

797-26-A.

APPELLANT—Charles August, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1357 Plimpton avenue, The Bronx.

APPEARANCES—

For Appellant: Harold Kohn.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(797-26-A)

WHEREAS, Charles August filed, September 28, 1926, an appeal from an order of the fire commissioner, affecting premises 1357 Plimpton avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 18, 1926 (Order No. 35134-LC), reads:

"1. Remove all motor vehicles the fuel tanks of which are not empty.

"REASON: Dwelling occupied by other than applicant and one other tenant. Chapter 10, Section 154, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 20 ft. by 81 ft. 4 in. in area; OCCUPIED: cellar, one-car garage and boiler room; 1st and 2nd stories, 2 families on each story; and

WHEREAS, the appellant claims that the garage in the cellar is separated from the rest of the building by fireproof construction, an 8-inch brick dividing wall in the cellar, also,

the ceiling is of steel beams and concrete arches; furthermore, the appellant contends that the owner occupies an apartment on the 2nd story and uses the garage in the cellar to store his own pleasure car.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

804-26-A.

APPELLANT—Ferdinand Savignano, for Cherry Lane Players, lessee.

SUBJECT—Appeal from orders of fire commissioner.

PREMISES AFFECTED—38-40 Commerce street, Manhattan.

APPEARANCES—

For Appellant: Thomas G. Chamberlain, William S. Rainey, Arnold W. Lederer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(804-26-A)

WHEREAS, Ferdinand Savignano, for Cherry Lane Players, lessee, filed, September 30, 1926, an appeal from orders of the fire commissioner, affecting premises 38-40 Commerce street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated August 30, 1926, read:

Order No. 842-F:

"1. Provide telegraphic communication with Department Headquarters as provided for by City Ordinances. Section 20, Chapter 12, Code of Ordinances."

Order No. 843-F:

"1. Provide a separate and distinct system of *Automatic Sprinklers* throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24th, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, 3 stories in height, 29 ft. 11 in. by 75 ft. 5 in. in area; OCCUPIED: 1st story, theatre, 193 seats; 2nd story, property and dressing rooms; 3rd story, 2 studio apartments; and

WHEREAS, the appellant proposes to provide two 3-gallon extinguishers, two axes and two 6-foot fire hooks for orchestra; two 25-gallon tanks with buckets for property room; one fire hook, one axe, one three-gallon extinguisher, one 25-gallon tank and buckets for the dressing rooms; four 3-gallon extinguishers, four axes, six fire hooks, two 10 feet, two 15 feet and two 25 feet in length; a 40-gallon tank and buckets for the stage; furthermore, the appellant contends that the building is not occupied for theatre purposes but is used for the purpose of giving young actors, authors and new plays their initial tryouts.

*Resolved*, that the orders of the fire commissioner be and they hereby are *affirmed*, and the appeal be and it hereby is *denied*.

806-26-A.

APPELLANT—Wm. F. Doyle, for Mrs. Esther Sears, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—466 Vanderbilt avenue, Borough of Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Appeal denied.  
THE VOTE TO GRANT—

Affirmative: Commissioner Holland ..... 1  
Negative: Chairman Walsh, Commissioners  
Connell and Guilfoyle ..... 3  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(806-26-A)

WHEREAS, William F. Doyle, for Mrs. Esther Sears, owner, filed, October 1, 1926, an appeal from an order of the fire commissioner, affecting premises 466 Vanderbilt avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 6, 1925 (Order No. 94031-LC), reads:

"With reference to your application, dated August 13, 1924, for a permit to maintain a garage at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Section 154, Chapter 10, Code of Ordinances, provides that a permit shall not be issued for a garage in a building in which more than two (2) stories above the garage are used for living apartments.

"You are therefore ordered to remove all automobiles from the premises, and discontinue the maintenance of a garage on the premises.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 20 ft. by 40 ft. in area; OCCUPIED: cellar, one-car garage and boiler room; one living apartment on each story above; and

WHEREAS, the appellant claims that the garage is separated from the rest of the cellar by an 8-inch cement block wall and a fireproof, self-closing door; that the ceiling is protected by plaster board and metal covering; furthermore, the appellant contends that the owner occupies the apartments on the three upper stories and one other tenant occupies the apartment on the first story; that it would be a great hardship to deprive the owner the right of storing her pleasure car in the cellar.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

822-26-A.

APPELLANT—John J. Gilmartin, for Joseph G. Abramson, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—40-42 East 19th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(822-26-A)

WHEREAS, John J. Gilmartin, for Joseph G. Abramson, owner, filed, October 7, 1926, an appeal from an order of the fire commissioner, affecting premises 40-42 East 19th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 10, 1926 (Order No. 536-F), reads:

"1. Replace the defective shutters with proper iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at west and south

sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 9 stories and pent house in height, 43 ft. by 92 ft. in area at 1st story and 43 ft. by 84 ft. in area above; OCCUPIED: pent house, vacant at present; 9th floor, vacant at present; 8th floor, manufacturing linens, 15 persons; 7th floor, manufacturing infants wear, 15 persons; 6th floor, stock and salesroom for novelties, 10 persons; 5th floor, stock and salesroom for novelties, 10 persons; 4th floor, manufacturing knitted goods, 15 persons; 3rd floor, stock and salesroom for stationery, 5 persons; 2nd floor, stock and salesroom for notions and fancy goods, 5 persons; 1st story, restaurant; and

WHEREAS, there are four windows in the south wall on each story above the 1st story within 30 ft. of openings or within 50 ft. of the extension roof of a neighboring building to the south and, also, there are two (2) windows on each story within 30 ft. of openings in a neighboring building to the west; and

WHEREAS, appellant proposes to comply with the order in so far as it applies to the installation of shutters on the windows in the south wall of the building and, as the owner of the building to the west has provided a galvanized sheet metal fence extending across the windows in question in the west wall, appellant requests the omission of the required shutters on these windows; and

WHEREAS, the exposures in the adjoining building in this rear court are equipped with fireproof windows and a metal shield on steel frame is built up to the windows on premises under appeal.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted only so far as it affects the two windows on each story, at rear of premises in westerly gable wall, so long as conditions as to occupancy and use shall remain substantially unchanged.

826-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for John Rankin, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—105-109 West 71st street and 110-112 West 72nd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(826-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for John Rankin, owner, filed, October 9, 1926, an appeal from an order of the fire commissioner, affecting premises 105-109 West 71st street and 110-112 West 72nd street; and

WHEREAS, the order of the fire commissioner, dated May 20, 1926 (Order No. 96638-F), reads:

"1. Raise standpipe tank to 20' above the outlet on the highest story and provide a reserve of 3,500 gallons for standpipe use. Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, 12 stories (150 ft.) in height, 63 ft. frontage on 71st street, extending through the block 204 ft. 4 in. at the first story, and 50 ft. frontage on



# MINUTES

72nd street; above the first story the building is divided into two wings by a court across the centre of the lot; OCCUPIED as a hotel; and

WHEREAS, the appellant claims that the present standpipe system is connected to both 71st and 72nd street mains, cross connected at the cellar, with siamese connections on each street front; a rising standpipe line extending up to a roof tank on each wing of the building, of 3,000 and 4,000 gallon capacity, both tanks are connected to the house supply having a 2,000 gallon reserved for standpipes on the south wing, and a 3,150 gallons reserved for standpipes on the north wing; the system is also supplied by means of automatic steam pumps drawing from a 1,500-gallon suction tank in the cellar; and in addition a Worthington fire pump; and

WHEREAS, the appellant contends that the difference in height of roof tanks required by Fire Department Order No. 96638-F is small, in that the bottom of tank on south wing is 17 ft. above and on the north wing is 18 ft. above the outlet in the 12th story.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* as to the height of the tanks above outlets on condition that the pent house as now existing and occupied shall not be increased in height or area; that a 2½-gallon approved fire extinguisher shall be maintained in the corridor of each pent house section; that the house supply from the tank shall be taken from the outside of the tanks, maintaining a reserve of not less than 3,500 gallons for a standpipe supply.

828-26-A.

APPELLANT—Sallie Rosenberg, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1359 Plimpton avenue, The Bronx.

APPEARANCES—

For Appellant: Robert L. Rubenstein, Edward Rosenberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(828-26-A)

WHEREAS, Sallie Rosenberg, owner, filed, October 26, 1926, an appeal from an order of the fire commissioner, affecting premises 1359 Plimpton avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 14, 1926 (Order No. 35084-LC), reads:

"Your application for a permit for a non-storage garage has been denied and you are therefore ordered to:

"1. Remove all motor vehicles the fuel tanks of which are not empty.

"REASON: Dwelling occupied by other than applicant and one other tenant. Chapter 10, Section 154, Code of Ordinance.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 20 ft. by 82 ft. 4 in. in area; OCCUPIED: cellar, one-car garage; 1st and 2nd stories, two apartments on each story; and

WHEREAS, the appellant claims that the garage in the cellar is entirely separated from the rest of the cellar by an 8-inch brick wall; that the ceiling is constructed of steel beams and 6-inch concrete arches; that the owner occupies the apartment immediately above the garage, the other apartment immediately above the garage on 2nd story is occupied by a tenant; furthermore, the appellant contends that the superintendent of buildings issued a certificate of occupancy, March 12, 1926, and the tenement house department issued a similar certificate of occupancy, March 13, 1926, for the

legal occupancy comprising 4 living apartments and a garage.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

837-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Edward E. Rieck Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—South east corner of Nelson avenue and Van Dam street, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(837-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Edward E. Rieck Co., Inc., owner, filed, October 13, 1926, an appeal from an order of the fire commissioner, affecting premises southeast corner of Nelson avenue and Van Dam street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated February 10, 1926 (Order No. 89350-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is fireproof, 3 stories and basement (52 ft. 4 in.) in height, 75 ft. by 180 ft. and an extension 25 ft. by 30 ft., about 14,000 sq. ft. in area; OCCUPIED for the manufacture of ice cream, 42 persons in all; and

WHEREAS, the appellant claims that the building faces three streets, with a 25-foot driveway along the fourth side; that the building is equipped with 12 fire extinguishers and an American District watchmen's service; that the largest open floor area at basement story is 5,500 sq. ft.; at 1st story, 5,800 sq. ft.; at 2nd story, 7,800 sq. ft., and at 3rd story, 12,000 sq. ft.; that there is a gas shut-off valve on the outside of the building, also a fire hydrant directly opposite the premises on Nelson avenue; furthermore, the appellant contends that the greater part of the floors of these premises are continually running with water due to the nature of business conducted therein.

Resolved, that the decision of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building be not increased in height, area or dimension and so long as present use and occupancy in the single tenancy and operation shall remain unchanged, and that all horizontal openings be equipped with self-closing, fireproof doors with the exception of the openings to loading platform which are now equipped with rolling steel shutters.

BUILDING ZONE CASES.

556-26-BZ.

APPLICANT—Herbert Ascher, substituted for John L. Buckley, for George Ehret, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a busi-



# MINUTES

ness district the erection and maintenance of a gasoline selling station.  
 PREMISES AFFECTED—2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Manhattan.

## APPEARANCES—

For Applicant: Herbert Ascher.

For Opposition: Harry Rodwin, Mr. Joseph Gatringer, Mr. Willets and others.

ACTION OF BOARD—Laid over to December 21, 1926, at 10 a. m., on request of applicant.

263-25-BZ.

APPLICANT—Philip J. Sinnott, for The Isotta Motors, Inc., owner.

SUBJECT—Application for reopening, temporary permit, re application (order of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop on the 1st story (previously denied).

PREMISES AFFECTED—131 West 52nd street, Manhattan.

## APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call December 28, 1926, at 2 p. m.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

813-26-BZ.

APPLICANT—Samuel Rosenblum, for Rosheg Realty Corp., owner.

SUBJECT—Application (re decision of tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and dwellings as above.

PREMISES AFFECTED—1642 Benson avenue and 86 Bay 14th street, Brooklyn.

## APPEARANCES—

For Applicant: Samuel Rosenblum, Joseph Esberg.

For Opposition: Joseph Corral, Rose Gambaro, Mrs. Bono.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Deputy Chief Martin .....	1
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent .....	0

## THE RESOLUTION:

(813-26-BZ)

WHEREAS, Samuel Rosenblum, for Rosheg Realty Corp., owner, filed, October 5, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and dwellings above; premises 1642 Benson avenue and 86 Bay 14th street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay 14th street, Bay 13th street and Benson avenue are in residence districts; and

WHEREAS, the decision of the tenement house commissioner, rendered August 25, 1926 (N. B. Plan No. 648-1926), reads:

"15. Amendment and plan filed 8/24/26 not acceptable or further considered, as proposed store located within a residential district is unlawful and in violation of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, 3 stories in height, with a frontage of 20 ft. on Bay 14th street and 79 ft. 4 in. on Benson avenue; to be occupied as a dwelling and store; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the tenement house commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

496-26-BZ.

APPLICANT—William F. Doyle, for The Debb Corporation, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles

PREMISES AFFECTED—South east corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

## APPEARANCES—

For Applicant: William F. Doyle and Paul Cannon.

For Opposition: Daniel V. Sullivan, G. L. Carroll and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative: Chief Kenlon .....	1
Absent: .....	0

## THE RESOLUTION:

(496-26-BZ)

WHEREAS, William F. Doyle, for The Debb Corp., owner, filed, June 2, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue and East Van Cortlandt avenue are in business districts and Villa avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 21, 1926, reads:

"Erection of the proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 61.59 ft. on Jerome avenue and 118.39 ft. on East Van Cortlandt avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that



# MINUTES

the application be and it hereby is *granted on condition* that the building to be erected shall be restricted to a one-story structure above grade; that the easterly and southerly gable walls shall be unpierced throughout their entire height and length; that there shall be no vehicular entrance incorporated on the East Van Cortlandt avenue front within twenty-five (25) ft. of the easterly gable wall; that the location of any gasoline storage equipment installed shall be restricted to the Jerome avenue front and located at the southerly end of the structure; that the elevations on Van Cortlandt avenue and Jerome avenue street fronts shall be finished with face brick and architectural terra cotta or stone trimmings; that there shall be no signs erected or advertising displayed other than one electric projecting sign restricted to the Jerome avenue front; that all permits necessary for the prosecution of the work shall be obtained within nine months and any work involved completed within eighteen months from the date of this action.

794-26-BZ.

APPLICANT—Wm. F. Doyle, for Milef Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a  $2\frac{1}{2}$  times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—65-69 Broad street and 30-36 Beaver street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle, Abraham E. Leafcourt.

For Opposition: Edmund L. Bayliss, Peter McAllister, Albert S. Ridley, Winthrop W. Aldrich, George W. Jaques, Henry H. Curran, Theodore E. Videto, William Shirden.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION:

(794-26-BZ)

WHEREAS, William F. Doyle, for Milef Realty Corp., owner, filed, September 27, 1926, an application, under the building zone resolution, to permit in a  $2\frac{1}{2}$  times height district the erection and maintenance of the street walls of a proposed building in excess of the height permitted by the zone resolution; premises 65-69 Broad street and 30-36 Beaver street, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Beaver street, Broad street and Marketfield street are in  $2\frac{1}{2}$  times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 14, 1926 (N. B. 427-1926), reads:

"1. Proposed height is excessive. Art. 3 Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, 25 stories in height, with a frontage of 112 ft. 2 in. on Beaver street, 99 ft. 8½ in. on Broad street and a depth of 120 ft. 6 in., to be occupied as stores and offices; it is proposed to erect the street walls of a corner building 248 ft. in height without a setback; above this height it is proposed to erect 5 stories, setting back 20 ft. for an additional height of 57 ft. 6 in. Under the zone resolution the street walls may be erected 145 ft. in height, the width of

the street being 58 ft., then set back 1 ft. for every additional 5 ft. in height; and

WHEREAS, the property is located in an unrestricted use district; and

WHEREAS, the board deemed, in the exercise of its discretion, that the proposed building as restricted would more equitably protect adjoining properties and minimize any fire risk than a structure erected with setbacks, also 60 per cent of the frontage of the property faces on open public spaces, he was entitled to relief from the strict application of the height regulations under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that no part or portion of any building erected on this property shall exceed the fixed height throughout of two hundred and forty-eight ft. (248 ft.) above curb level; that the use and occupancy of the premises shall be restricted, confined and limited to such uses only as are permitted in a business use district; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

108-26-BZ.

APPLICANT—Eugene de Rosa, for Emerdyke Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7-b and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre building.

PREMISES AFFECTED—4915-4923 Broadway, Manhattan.

APPEARANCES—

For Applicant: J. Henry Walters.

For Opposition: Helen C. Williams, Dr. Barringer and Mrs. Barringer.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION:

(108-26-BZ)

WHEREAS, Eugene DeRosa, for Emordyke Realty Corp., owner, filed, February 5, 1926, an application, under the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre building; premises 4915-4923 Broadway, Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district, Cooper street is in a residence district and West 207th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 26, 1926, reads:

"1. The proposed use or occupancy for theatre purposes of that part of the lot which extends into a residence district is prohibited by the Building Zone Resolution, Article 2, Section 3. Reconsideration denied.";

and

WHEREAS, the proposed building is to be of fireproof construction, one story, 50 ft. in height, with a frontage of 163 ft. and a depth of 138 ft.; to be occupied as theatre and stores; and



# MINUTES

WHEREAS, the board deemed that the applicant had substantiated the basis of his application under the provisions of section 7, subdivision "b" and section 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that a rear court of not less than 12 ft. in depth for the entire width of the premises shall be maintained at the rear of the premises; that the structure from the Broadway building line shall not exceed a depth of 138 ft.; that any door openings in the rear wall shall be restricted to emergency exits, required under the building code regulations; that the entrance to the stage for the operation and conduct of the theatre, its uses and operators shall be located in the southerly gable wall, within 50 ft. of the Broadway building line; that any windows opening on the rear court shall be glazed with translucent wire glass; that there shall be no roof sign erected beyond 50 ft. of the Broadway building line; that the exterior exposed surfaces of the rear and southerly gable walls shall be finished with light-colored face brick; that there shall be no advertising display signs or billboards of any nature or description permitted or maintained on the southerly gable wall nor the rear wall; that the structure shall be erected in accordance with Article 25 of the building code; and that all permits required shall be obtained within nine months and that any work involved thereby shall be completed within eighteen months from the date of this action.

831-26-BZ.

APPLICANT—Edward P. Doyle, for Mrs. L. R. Penn, Elizabeth Haggerty and Arthur Hummerstone, owners.

SUBJECT—Application (re order of superintendent of buildings) under section 21 of the building zone resolution, to permit in an "E" area district the maintenance of a building erected along the street line of the lot instead of setting back as required by the zone resolution.

PREMISES AFFECTED—South east corner of Lyons avenue and Ditmars Boulevard, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle and Elizabeth Haggerty.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(831-26-BZ)

WHEREAS, Edward P. Poyle, for L. R. Penn, Elizabeth Haggerty and Arthur Hummerstone, owners, filed, October 11, 1926, an application, under the building zone resolution, to permit in an "E" area district the maintenance of a building erected along the street line of the lot instead of setting back as required by the zone resolution; premises southeast corner of Lyons avenue and Ditmars boulevard, East Elmhurst, Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ditmars boulevard, Lyons avenue and Butler street are in "E" area districts and also residence districts; and

WHEREAS, the order of the superintendent of buildings, rendered August 23, 1926, reads:

"You will please take notice that there exists a violation of the Building Code at the premises hereinafter described, in that

"Building is listed in "E" district, front of building is on building line (2 attached buildings).";

and

WHEREAS, the proposed building is to be of non-fireproof construction, 2½ stories in height, with a frontage of 44 ft. and a depth of 58 ft.; to be occupied as a dwelling; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship, in view of the fact that adjoining and adjacent buildings on same street front throughout are built to the building line and this property is the only one on the block affected by the zoning amendment of March 14, 1924, and has filed the consents of all neighboring property owners.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution and that the application be and it hereby is *granted*, only so far as it affects the setback requirement from the building line, *on condition* that the requirements of the building zone resolution be complied with in all other respects, and that all permits required for the prosecution of the work shall be obtained within sixty days and the work completed within six months from the date of this action.

621-25-BZ.

APPLICANT—McCooey and Conroy, for D. Tedesco, owner.

SUBJECT—Application for reconsideration (re decision of superintendent of buildings) under sections 7a, 7b and 7c of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed addition to an existing garage for the storage of more than five (5) motor vehicles (previously denied).

PREMISES AFFECTED—63-67 New York Avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(621-25-BZ)

WHEREAS, McCovey and Conroy, substituted for C. Alfred Foster, for D. Tedesco, owner, who filed, June 16, 1925, an application, under the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five motor vehicles; premises 63-67 New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue is in an unrestricted district and that Pacific street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 7, 1925, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.



# MINUTES

"The erection of a public garage for more than five motor vehicles partly in a residential district (20 ft.)."; and

WHEREAS, the proposed building is of non-fireproof construction, two stories and cellar in height, with a frontage of 60 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, this application was denied by the board at its meeting, May 25, 1926, and reopened by vote of the board at its meeting, October 26, 1926; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7b of the building zone resolution and also under section 21 on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the height of the building shall be restricted to two stories above grade of the New York avenue curb level; that the building shall be constructed fireproof throughout; that a rear yard shall be maintained, not less than 10 ft. in depth, for the entire width of the premises, at the second story level; that the gable walls shall be unpierced throughout their entire height and length; that fixed louvre ventilators, attached to the rear wall above the roof of the first story extension, shall be provided; that fireproof windows, with metal frames and sash, glazed with wire glass, shall be provided on the rear of the second story, with not more than one ventilator to each sash; that there shall be no vehicular entrance within the residence use area of the premises; that no sign or advertising of any nature or description shall be permitted within the residence use area of the premises; that not more than one electric projecting sign, indicating the title of the garage, shall be permitted on the street front; that the exterior of the southerly gable wall shall be finished with light-colored face brick; that the front of the building shall be finished with face brick and architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the extreme northerly end of the premises at the street front; that a return of the elevation drawings shall be made to the board for approval before submitting them to the superintendent of buildings; that all permits necessary for the prosecution of the work shall be obtained within nine months and the building completed within eighteen months from the date of this action.

647-26-BZ.

APPLICANT—Levy & Berger, for Shula Weiman, owner.

SUBJECT—Application (re order of tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the maintenance of the first story for business (store) purposes.

PREMISES AFFECTED—327 Kosciusko street, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and	
Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(647-26-BZ)

WHEREAS, Levy and Berger, for Shula Weiman, owner, filed, July 27, 1926, an application, under the building zone resolution to permit in a residence district the maintenance

of the first story for business (store) purposes; premises 327 Kosciusko street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kosciusko street is in a residence district; that DeKalb avenue is in a business district, and Throop avenue is in a business district; and

WHEREAS, the order of the tenement house commissioner, rendered June 28, 1926, reads:

"In violation of Section 3 of Article 2 of the Building Zone Regulations the premises are used for business purposes in that:

"A. Grocery business being conducted in store on 1st story.";

and

WHEREAS, the existing building is of frame construction, 3 stories in height, with a frontage of 25 ft. and a depth of 47 ft. at 1st story and 31 ft. above; to be occupied as store and tenement; and

WHEREAS, there exists between this premises and Throop avenue, on intervening properties throughout, business and store use, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted*, only so far as it affects the front room on the ground floor of this premises, for the conduct of a retail candy shop, operated by the owner and occupant of the premises.

747-26-BZ.

APPLICANT—Norman N. Nacman, for Dora A. DeWaltoff, owner.

SUBJECT—Application (re decision of tenement house commissioner) under section 21 of the building zone resolution, to permit in an "E" area and also residence district the omission of the required set back and also the occupancy of a greater portion of the lot than that permitted by the zone resolution.

PREMISES AFFECTED—Southeast corner of Ridge Boulevard and 87th street, Brooklyn.

APPEARANCES—

For Applicant: Norman N. Nacman, Dr. DeWaltoff, Jacob Lubroth.

For Opposition: Anthony B. Parascandola, Edward X. Modocpuise and others.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell and Holland and Chief Kenlon	4
Negative: Commissioner Guilfoyle .....	1
Absent .....	0

THE RESOLUTION:

(747-26-BZ)

WHEREAS, Norman N. Nacman, for Dora DeWaltoff, owner, filed, September 3, 1926, an application, under the building zone resolution, to permit in an "E" area and also residence use district the omission of the required set back and the occupancy of a greater portion of the lot than that permitted by the zone resolution; premises southeast corner of Ridge boulevard and 87th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that 87th street is in an "E" area and residence use district, and that 88th street is in a "C" area and residence use district; and

WHEREAS, the decision of the tenement house commissioner, rendered July 1, 1926 (N. B. 651-26), reads:

"1. These premises are located in an "E" residential district and building is not shown 10' from line of streets also courts and percent of lot occupied not shown to conform to requirements of these districts. Violation zone resolutions.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, 6 stories in height, with a frontage of 100 ft. on Ridge boulevard and 90 ft. on 87th street, to be occupied as an apartment house; it is proposed to omit the 10 ft. set back from the building line and to occupy approximately 84 per cent of the lot on all stories; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the area district regulations of the building zone resolution and that the application be and it hereby is granted on condition that the building, throughout its entire length, on the 87th street front, shall be set back 10 ft. from the building line, and that all permits necessary for the prosecution of the work shall be obtained within 9 months and the building completed within 18 months from the date of this action.

761-26-BZ.

APPLICANT—Charles Kreymborg & Son, for Halpern Construction Co., Inc. owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7b and 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for store occupancy in part of first story.

PREMISES AFFECTED—1301-1307 Walton avenue and 24-32 Clarke place, The Bronx.

APPEARANCES—

For Applicant: Charles Kreymborg, Gustave Halpern.

For Opposition: Chas. F. Hoeltje, Eugene G. Rabitt, Gertrude Heyman, Ira J. Shuster.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Absent .....	0

THE RESOLUTION:

(761-26-BZ)

WHEREAS, Chas. Kreymborg & Son, for Halpern Construction Co., Inc., owner, filed, September 15, 1926, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building for store occupancy in part of the first story; premises 1301-1307 Walton avenue and 24-32 Clarke place, The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Walton avenue is in a residence district, that Clarke place is in a residence district, and that East 169th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 20, 1926 (N. B. 1791-1926), reads:

"1. Proposed stores partly in residence district. Same contrary to Zoning Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, 6 stories in height, with a frontage of 96 ft. ¼ in. on Walton avenue, 109 ft. 8⅝ in. on Clarke place, and a depth of 95 ft.; to be occupied as stores and apartments; and

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7b and 7c of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

646-26-BZ.

APPLICANT—Palmer & Serles, for Arthur B. Walsh, for 510 Park Avenue Corp., owner.

SUBJECT—Application for reopening, reconsideration, re application (decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the conversion of occupancy of part of the first story from a conforming use to a business use.

PREMISES AFFECTED—508-518 Park avenue, Manhattan.

APPEARANCES—

For Applicant: A. R. Palmer.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(646-26-BZ)

WHEREAS, Arthur B. Walsh, for 510 Park Avenue Corp., owner, filed, July 26, 1926, an application, under the building zone resolution, to permit in a residence district the conversion of occupancy of part of the first story from a conforming use to a business use; premises 508-518 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in a residence and business district; that East 60th street is in a business district, and that East 59th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 9, 1926 (Certificate of Occupancy), reads:

"Relative to application for Certificate of Occupancy for use of 1st floor of above premises for real estate office, we beg to state that application has been disapproved for the reason that the Building Zone Resolution prohibits the use of any part of a building which is situated in a residence district for business purposes.";

and

WHEREAS, the existing building is of fireproof construction, 13 stories in height, with a frontage of 100 ft. 5 in. and a depth of 120 ft.; to be occupied for business use in the first story facing Park avenue and apartments above; and

WHEREAS, the board of standards and appeals under Cal. No. 1099-24-BZ permitted a variation in the application of the use district regulations only so far as the first story was affected on condition that the business use and occupancy of the premises on the first story be restricted and limited to the conduct and operation of a public bank; that there shall be no commercial delivery exit or entrance operated or maintained within the residence area of this property; that the applicant shall file with this board and the superintendent of



# MINUTES

buildings a stipulation agreeing to restrict the conduct of business to the 1st story and that the business use shall be limited to a public bank; that counsel shall make a return to this board of such stipulation and shall file same before applying for approval of plans to the superintendent of buildings; and that all permits necessary for the prosecution of the work shall be obtained within nine months and the work forwarded to completion without interruption or delay; and

WHEREAS, applicant now requests a modification of the terms of the original resolution to permit other than bank use within the same area of 1st floor originally modified on the Park avenue front.

*Resolved*, that the board of standards and appeals does hereby *modify* the resolution adopted under Cal. No. 1099-24-BZ, October 28, 1924, *on condition* that the original resolution shall be unchanged so far as the corner store area is concerned; and that the space, south of the main entrance, first story, may be used for business purposes, the use to be restricted to the conduct of a real estate business office or stock brokerage office; that no advertising of any nature or description or signs shall be erected on the outside of the building and that the existing architectural design shall remain unchanged; that any lettering indicating the title of the business be restricted to the plate glass panels of the store entrance doors only.

546-26-BZ.

APPLICANT—John J. Dunnigan, for William H. Booth, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7-g of the building zone resolution, for the maintenance of a public garage for the storage of more than five (5) motor vehicles in a business district.

PREMISES AFFECTED—2236-2238 East 177th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION:

(546-26-BZ)

WHEREAS, John J. Dunnigan, architect, for William H. Booth, owner, filed, June 15, 1926, an application, under the building zone resolution to permit in a business district the erection of a garage for the storage of more than five motor vehicles; and

WHEREAS, there is on this street between the intersecting streets a public school and a supreme court decision has held that the board has no discretion in the matter of garages on school streets.

*Resolved*, that the application be and it hereby is *dismissed*.

AREA FIXED.

(659-26-BZ)

The chairman read a communication from Michael Schneideman, requesting the board to fix an area deemed affected and within which to obtain consents to permit the erection and maintenance of a gasoline selling station; premises northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Long Island, Queens.

The following area was approved by the board:

Both sides of Woodhaven boulevard from Egan avenue to a point 200 ft. south of Flynn avenue.

Adjourned 4.40 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

REGULAR MEETING.

TUESDAY AFTERNOON, DECEMBER 14, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

### PETITIONS FOR VARIATIONS.

10-26-S.

PETITIONER—Philip Steigman, for New York Corrugated Case Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—103-109 North Third street, Brooklyn.

APPEARANCES—

For Petitioner: Philip Steigman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m., on request of petitioner.

636-26-S.

PETITIONER—F. H. Dewey & Co., for Henry Phipps Estates, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—19-27 East 45th street, Manhattan.

APPEARANCES—

For Petitioner: George Strehan.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m., pending an amendment.

784-26-S.

PETITIONER—Joseph L. Hernon, for Robert Walton Goelet, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—18 East 46th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

796-26-S.

PETITIONER—Ellis, Aaronson and Heidrich, for Heit Building Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—313-315 West 35th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

801-26-S.

PETITIONER—Charles P. Cannella, for Domenico Porrazzo, owner.

SUBJECT—Variation of the labor law as cited in decision of the health commissioner.



# MINUTES

PREMISES AFFECTED—722-728 Henry street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

802-26-S.

PETITIONER—Ludwig & Company, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—728-748 East 136th street, The Bronx.

APPEARANCES—

For Petitioner: Harry Vigdore.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

818-26-S.

PETITIONER—Samuel Rosenblum, for Jennie E. Gordon Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—47 East 47th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

823-26-S.

PETITIONER—John J. Gilmartin, for Joseph G. Abramson, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—40-42 East 19th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

371-26-S.

PETITIONER—Henry W. Holly.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—265 Wyckoff street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 28, 1926, at 2 p. m.

768-26-S.

PETITIONER—Robert Teichman, for John L. O'Connor, trustee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—39-41 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Robert Teichman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(768-26-S)  
WHEREAS, Robert Teichman, for John L. O'Connor, trustee, care of Marston & Co., owner, filed, September 16,

1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 39-41 West 29th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 25, 1926 (Order No. 93304-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the exterior enclosed fireproof stairway by constructing a fireproof passageway with an unobstructed width of at least 44" throughout leading to the street, independent of the other exits from the building, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 266 & 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 12 stories in height, 50 ft. by 89 ft. 9 in. in area; OCCUPIED as a tenant factory, about 15 persons on each story; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior enclosed fireproof stairway on the rear of the building, extending from the roof to the 2nd story balcony, which balcony extends across the rear of the building connecting with a fireproof hall, leading to the interior stairs, thence to the street through entrance hall; ROOFS of adjoining buildings: 90 ft. lower; and

WHEREAS, the petitioner contends that the new building plans and application No. 414 was filed with the superintendent of buildings on September 16, 1913; that the two present means of egress were approved; also new building application No. 949 was filed with the fire commissioner in August of 1913; furthermore, the petitioner claims that the Fire Department Order No. 93304-LD, calling for an independent fireproof passageway applies to buildings erected after October 1, 1913.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the egress from the termination of the rear, fireproof, enclosed stairway, *on condition* that an unobstructed passageway shall be maintained across the rear of the building at the second story level connecting with an unpierced, fireproof passageway to the interior stairway of the building, also connecting with the existing fire escape on the adjoining premises to the west, and that the occupancy shall be limited to the legal capacity of the interior stairway.

779-26-S.

PETITIONER—Julius Eckmann, for Estate of Edw. M. Brown, owner; John G. Agar, trustee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—45 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(779-26-S)  
WHEREAS, Julius Eckmann, for Estate of Edward M. Brown, owner, filed, September 21, 1926, a petition for variation from the requirements of the labor law, as cited in an



# MINUTES

order of the fire commissioner, affecting premises No. 45 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 23, 1926 (Order No. 99854-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following: No safe egress to street from lowest termination. No fireproof windows on course of fire escape on 3rd, 4th and 5th stories.

OR

"Comply with the modification as stipulated in Resolution of the Board of Standards and Appeals, Calendar No. 1362-17-S.";

and

WHEREAS, the building is non-fireproof, 5 stories in height, 20 ft. by 95 ft. in area at 1st story, 20 ft. by 88 ft. in area at 2nd story, and 20 ft. by 56 ft. in area above; OCCUPIED: 1st story, manufacture of shirts, 12 persons; 2nd story, photographer, 5 persons; 3rd, 4th and 5th stories, manufacture of clothing, 8 persons on each story; EXITS: an interior, wooden stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having non-fireproof openings at the 3rd, 4th and 5th stories and fireproof openings at the 1st and 2nd stories along the course thereof, extending from the roof to the west yard court; no legal means of egress from the termination of the fire escape; ROOFS of adjoining buildings on the same level; and

WHEREAS, the petitioner proposes to provide safe egress from the termination of rear fire escapes to the adjoining yard at west and through the hallway of adjoining building at west to the street; the petitioner claims that the windows on the course of the rear fire escapes are provided with iron shutters; that the building is small and there are less than 25 persons above the 2nd story.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects the egress from the termination of the fire escape, on condition that free and unobstructed egress shall be maintained from the termination of the fire escape on the 3rd story extension roof to the adjoining premises to the east and that a balcony fire escape with 60-degree stairs shall be provided at the second story level rear extension to the roof of the extension, and a 60-degree stairs to yard level with an unfastened door provided at yard level for egress to the adjoining premises to the west; and, on condition that the occupancy at no time shall exceed twenty-five (25) persons above the first story.

783-26-S.

PETITIONER—Cordley and Hayes, for Walter Baker & Company, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—9 Leonard street and 155-159 Franklin street, Manhattan.

APPEARANCES—

For Petitioner: Walter Heithaus, G. Young.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Absent ..... 0

THE RESOLUTION:

(783-26-S)

WHEREAS, Cordley & Hayes, for A. C. Bechstein, owner, filed, September 22, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 9 Leonard street and Nos. 155-159 Franklin street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 31, 1926 (Order No. 938-LF), reads:

"1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout.";

and

WHEREAS, the building is non-fireproof, 6 stories in height, 50 ft. frontage on Leonard street, 85 ft. frontage on Franklin street by 125 ft. in depth; OCCUPIED: 1st story, shipping; 2nd and 3rd stories, offices, 22 persons on each story; 4th story, storage, 4 persons; 5th story, packing department, 8 persons; 6th story, painting and decorating water coolers 5 persons; EXITS: an interior wooden stairway, extending from the 1st story to top story, enclosed in fire retarding partitions with fireproof doors (except one wooden door) at openings; a fire escape on each of the two street fronts of the building, having fireproof openings along the course thereof, extending from the top story to 2nd story and drop ladder to sidewalk; and

WHEREAS, the petitioner contends that no manufacturing is done in the building except the 6th story where water coolers are painted and decorated, only five persons are engaged at such work.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

719-26-S.

PETITIONER—Edward P. Doyle, for Buckley Newhall Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—709-711 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin ..... 5

Negative ..... 0

Absent ..... 0

THE RESOLUTION:

(719-26-S)

WHEREAS, Edward P. Doyle, for Buckley Newhall Co., Inc., owner, filed, August 20, 1926, a petition for variation of the labor law as cited in decision of the superintendent of buildings, affecting premises 709-711 Sixth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 19, 1926 (Order No. 3453), reads:

"You are hereby notified that the building known as No. 709-11 Sixth Ave., in the Borough of Manhattan, does not conform to Section 5 of the Building Code in the respects noted below:

"In that of occupying the 6th and 11th floors for factory use, contrary to Certificate of Occupancy 1826, which calls for stores, showrooms and offices.

"You are hereby directed to immediately discontinue the said use of the above described building until you obtain a new Certificate of Occupancy from the Superintendent of Buildings.";

and



# MINUTES

WHEREAS, the building is fireproof, 12 stories in height, 98 ft. 9 in. by 125 ft. in area; OCCUPIED: 1st, 2nd and 3rd stories, furniture showrooms and offices, total of 40 persons; 4th and 5th stories, offices, 150 persons per story; 6th story, offices, 35 persons, and photograph studios, 10 persons; 7th, 8th, 9th and 10th stories, offices, 65 persons per story; 11th story, offices, 50 persons, and blue print establishment, 12 persons; 12th story, offices, 50 persons; EQUIPPED with a sprinkler system; EXITS: three interior, fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the building is adequately provided with exits; that the photograph studio on the 6th story occupies but 2,000 sq. ft. and the blue print business on the 11th story occupies only 2,200 sq. ft. of space and contends, further, that when the leases of these two firms expire, the factory use will be discontinued (Leases of factories in question have two more years to run).

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so far as it affects that portion of the 6th story now occupied as a photographic studio and like and similar portion of the 11th story occupied as a blueprint developing studio, on condition that the space so occupied shall be enclosed in partitions constructed of hardburned terra cotta blocks, equipped with self-closing, fireproof doors at openings, and that such use and occupancy shall be discontinued on or before May 1, 1927, and the building maintained in accordance with the stipulations of the certificate of occupancy now in force.

760-26-S.

PETITIONER—I. Gerber, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—177-179 Stagg street, Brooklyn.

APPEARANCES—

For Petitioner: Otto C. Infangar.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(760-26-S)

WHEREAS, I. Gerber, owner, filed, September 15, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 177-179 Stagg street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 15, 1925 (Order No. 83825-LD), reads:

"1. Provide a secondary means of egress on 1st story remote from front entrance. Sec. 371 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 3 stories in height, 50 ft. 2½ in. by 100 ft. in area at 1st and 2nd stories and 50 ft. 1½ in. by 80 ft. in area above; OCCUPIED for the manufacture of aprons and gloves: 1st story, 50 persons; 2nd story, 50 persons; 3rd story, 25 persons; EXITS: an interior, fireproof stairway, extending from the 1st story to top story; enclosed in brick walls with fireproof doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the 2nd story to top story, and

counter-balanced stairs to sidewalk; ROOFS of adjoining buildings: 10 ft. lower at west; same level at east; and

WHEREAS, the petitioner claims that the exits are adequate; that in addition to the three exit doors to the street there are seven windows on the west side and 3 windows on the east side at 1st story, leading to adjoining yards; furthermore, the appellant contends that it is impossible to provide an exit at the rear of 1st story on account of the building occupying the entire area of the plot.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted only so long as the present layout of the 1st story remains substantially unchanged.

608-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for L. C. Tiffany Furnaces, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Northwest corner of Kingsland avenue and Luydig place, Corona, Borough of Queens.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(608-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for L. C. Tiffany Furnaces, Inc., owner, filed, July 13, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises northwest corner of Kingsland avenue and Lydig place, Corona, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 16, 1926 (Order No. 89841-LD), reads:

"1. Provide an additional means of exit from the 2nd story of building on northeast corner as per rule 3, Board of Standards and Appeals, adopted July 29, 1924."

and

WHEREAS, the building (being one of a group occupied by the Tiffany Furnaces, Inc.) is frame, 2 stories in height, 25 ft. by 50 ft. (irregular) in area at 1st story and 20 ft. by 30 ft. in area at 2nd story; OCCUPIED: 1st story, offices, 5 persons; 2nd story, studio, 2 persons; EXITS: an interior wooden stairway, extending from the 1st to 2nd story, enclosed in wood lath and plaster partitions with wooden doors at openings; and

WHEREAS, petitioner proposes to provide a portable iron drop ladder on the roof of the 1st story, directly outside of the northerly windows on the 2nd story and requests the acceptance of this additional means of egress in view of the small occupancy and area of the second story of the building.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a portable iron ladder chained to the parapet shall be provided on the roof of the first story on the Hunt street side of the building; that the building shall be not increased in height, area or dimension, and the occupancy of the second story shall be limited to two persons.



# MINUTES

635-26-S.

PETITIONER—Daniel Campbell, Jr., for Jacob Gottlieb & Herman Seiff, owners.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—167-173 Rockaway road, Jamaica, Borough of Queens.

APPEARANCES—

For Petitioner: Daniel Campbell, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(635-26-S)

WHEREAS, Daniel Campbell, Jr., for Jacob Gottlieb and Herman Seiff, owners, filed, July 21, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 167-173 Rockaway road, Jamaica, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 29, 1924 (Order No. 63045-LD), reads:

"1. Enclose the interior stairway at the east and at the west side of the building serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fireproof material extending continuously from the lowest story to which the stairway extends to 3' above the roof, constructed as per Section 270 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Section 270 of the Labor Law. Building erected in 1919. Defects in present stairway enclosure are that stairways are enclosed in fire resisting material instead of fireproof material and enclosure of stairway at west side does not extend 3' above the roof.

"2. Extend the interior stairway at the west side of building to the roof, as per Section 270 of the Labor Law, said extension and the landings and passageways connected therewith to be enclosed on all sides with partitions of fireproof material, extending at least 3' above the roof as per Section 270 of the Labor Law."

Order No. 63048-LD:

"1. Provide two required means of exit on each floor of the building remote from each other in accordance with Section 270 of the Labor Law. Building erected in 1923. Defects in present exits, interior stairway is only 36" in width, instead of 44" and horizontal exits do not conform with the requirements of Section 267 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 2 and 3 stories in height, 71 ft. 4 in. by 102 ft. in area; OCCUPIED: 1st story, stores; 2nd story, factory, 20 persons; 3rd story, factory, 10 persons; EQUIPPED with a fire alarm signal system; EXITS: three interior, fireproof stairways, the westerly stairway extending from 1st story to 2nd story, the easterly stairway extending from 1st story to roof, and the northeasterly stairway extending from 1st story to 3rd story; enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the Rockaway road front of the building, having fireproof openings along the course thereof extending from the 3rd story to 2nd story and counter-balanced stairs to sidewalk; ROOFS of adjoining buildings: same level at north; and

WHEREAS the petitioner claims that the 2-story portion of the building is separated from the 3-story portion by a fire wall, with fireproof doors at openings; that instead of complying with Orders No. 63045-LD and No. 63048-LD, the

petitioner has constructed a counter-balanced fire escape on the Rockaway road front of the building, and also a steel bridge extending over the roof of the 2-story portion of the building, which connects the 3rd story of the 3-story portion of the building with the stairhall bulkhead of the 2-story portion of the building; furthermore, the petitioner contends that the exits are now adequate, in that there are three interior stairways, two of them are connected at the top by a steel bridge across the roof, two have direct exit at foot to the street, the other one has exit at foot to an alley 5 ft. in width extending along the easterly side of the building and leading direct to the street.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Order No. 63045-LD, Item 1, on condition that the stairway shall be enclosed in fire-resisting material in accordance with the rules of the board of standards and appeals, and that openings therein shall be equipped with fireproof doors opening out; and granted as to Item 2, on condition that the stairs at the easterly side shall be continued to the roof of the 2-story building; and granted as to Order No. 63048-LD, Item 1, on condition that the existing horizontal openings on the 1st and 2nd story shall be maintained at the easterly and westerly end of dividing partitions equipped with self-closing, fireproof doors; and that a double-rung iron ladder shall be provided within the stairhall from the top story to a scuttle in roof at the west side of building; and that an iron bridge shall be provided from the easterly window of the 3-story portion across the roof of the 2-story building connecting with the easterly stairhall of the 2-story building; that a counter-balanced drop ladder in guides from the second story balcony shall be provided and maintained on the fire escape on the 3-story section, and that the occupancy of the building shall be restricted to the legal capacity of the easterly stairs at the front of the building.

656-26-S.

PETITIONER—N. D. Q. Specialty Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—2566-70 Atlantic avenue, Borough of Brooklyn.

APPEARANCES—

For Petitioner: Philip J. Knorpp.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(656-26-S)

WHEREAS, N. D. Q. Specialty Corp. filed, July 28, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the fire commissioner, affecting premises 2566-2570 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated June 2, 1926 (File No. 330.01), reads:

"Replying to your communication of the 29th ult., requesting permit to smoke in your office, I beg to advise you that in accordance with the resolution adopted by the Board of Standards and Appeals, August 13th, 1918, and effective September 3rd, 1918, smoking may be permitted under certain conditions in the following class of buildings:

"(2) Factories engaged in the manufacture of cigars, cigarettes, smoking tobacco, when necessary for the efficient conduct of the business, provided—etc.

"(b) Factories devoted entirely to one of the fol-



# MINUTES

lowing occupancies: Blacksmith, Horseshoeing, Boiler making, Brick, terra cotta or artificial stone works, Forge shop, Foundries, Iron, steel, brass or copper works, Machine shop, Smelting, Stone or Monumental works, provided that in any case, said building is not of wood construction, etc.'

"You will, therefore note that no provision has been made in the above ruling allowing smoking in buildings occupied other than the above.

"I regret to state that the Fire Commissioner is without authority to grant your request.";

and  
WHEREAS, the building is non-fireproof, 3 stories in height, 60 ft. by 129 ft. 7 in., irregular in area; OCCUPIED by one firm for the manufacture of candy specialties: 1st story, 20 persons; 2nd story, 20 persons; 3rd story, 20 persons; EXITS: an interior, fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story to the second story balcony; with EGRESS from the termination of the fire escape by means of counter-balanced stairs to street; ROOFS of adjoining building are at same level; and

WHEREAS, petitioner requests permission to allow smoking in office located on the 1st story of the building and contends that the office is separated from the factory portion of the premises by a hardwood sash partition extending from the floor to the ceiling; and

WHEREAS, the only matter before the board is a variation of the smoking rules.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, permitting smoking within the confines of the office on the street front ground floor, *on condition* that there shall be no movable opening in the partition other than one door from each section, which shall be equipped with self-closing devices.

1068-25-S.

PETITIONER—Joseph A. McNamara, for Morris Lowenstein, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—311-313 East 47th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(1068-25-S)

WHEREAS, the foregoing petitioner has filed with the board of standards and appeals petition for variation of the labor law, affecting the premises in question; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

*Resolved*, that the foregoing petition be and it hereby is *dismissed* for lack of prosecution.

## APPLIANCES SUBMITTED FOR APPROVAL.

799-26-SA.

PETITIONER—Stanley and Patterson.

SUBJECT—Faraday Break Glass Door Lock for Fire Alarm Boxes, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

246-26-SA.

PETITIONER—Finley R. Porter.

SUBJECT—Approval of Walker Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending inspection by committee of the board.

392-23-SA.

PETITIONER—Preferred Utilities Company.

SUBJECT—Approval of "Billow" Class G. R. Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

393-23-SA.

PETITIONER—Preferred Utilities Company.

SUBJECT—Approval of "Billow" Class C. R. F. Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

814-25-SA.

PETITIONER—George J. Woehrlin, for Frank A. Holby Corp.

SUBJECT—Approval of Aetna Automatic Syphon Breaker.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## CASES DISMISSED.

The chairman called attention to the following cases, where notices of intention to petition for approval were offered for filing; but where, despite notices from this office, papers have not been completed:

(1197-24-SA)

Filed October 6, 1924—Approval of Yankee Oil Burner. Petitioner Liberty Oil Burner Co., Inc. Dismissed for lack of prosecution.

(1134-24-SA)

Filed September 16, 1924—Approval of the Peerless Automatic Oil Burner. Petitioner C. O. Tennis & Co. Dismissed for lack of prosecution.

(1493-23-SA)

Filed December 18, 1923—Approval of Newport Rotary Oil Burner. Petitioner Cornel Vacuum Burner Co. Dismissed for lack of prosecution.



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# MINUTES

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## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Deputy  
Chief Martin..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

WHEREAS, the foregoing petitioners have filed with the

board of standards and appeals petitions for approval of the appliances in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

*Resolved*, that the foregoing petitions be and they hereby are *dismissed* for lack of prosecution.

Adjourned 5.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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# MINUTES

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## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, November 30, 1926, as they appeared in Bulletin No. 49, Vol. XI are hereby corrected to read as follows:

762-26-BZ.

APPLICANT—John DeHart, for Ernest J. Coates, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building.

PREMISES AFFECTED—140 Remsen street, Brooklyn.

## APPEARANCES—

For Applicant: John DeHart, Dr. Ernest J. Coates, Charles F. Kingsley.

For Opposition: Albert Conway, Edward G. O'Neill, Oscar W. Swift.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Holland and Chief  
Kenlon ..... 2  
Negative: Chairman Walsh, Commissioners  
Connell and Guilfoyle..... 3  
Absent ..... 0

*\*Correction—(re order of fire commissioner) changed to (re decision of superintendent of buildings) in line 3 of digest.*

## THE RESOLUTION:

(762-26-BZ)

WHEREAS, John DeHart, for Ernest J. Coates, owner, filed, September 15, 1926, an application, under the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building; premises 140 Remsen street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Clinton street is business, and Remsen street and Hunt alley are residence; and

WHEREAS, the decision of the superintendent of buildings, rendered August 19, 1926 (re App. 14977-1926), reads:

“Proposition contrary to the Zone Resolution, Art. 2, Sec. 3, the erection of an office building partly in a residential district.”;

and

WHEREAS, the proposed building is to be of fireproof construction, 10 stories in height, with a frontage of 22 ft. and a depth of 109 ft.; to be occupied as business; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7b of the building zone resolution and that under existing conditions on this street front the existing building within the business area influence of Clinton street abutting this property is occupied by conforming residence district occupancy; denial of application would not involve practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

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# CONCRETE RULES

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## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# RULES

## ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,  
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE  
AUGUST 26, 1918; REVISED MAY 13, 1919.

**Rule 1. Application of Elevator Rules.** Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

**Rule 2. Definitions Relating to Elevators.**

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

**Rule 3. Permits.** The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

**Rule 4. Alterations.** In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely re-

newed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

**Rule 5. Change of Classification.** In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

**Rule 6. Tests of New Elevators.** In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

**Rule 7. Carrying Capacity.** In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

**Rule 8. Rules to be Posted.** In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the oper-



# RULES

ation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

**Rule 9. Full Automatic Push Button Elevators.** In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

**Rule 10. Belt or Chain Drives.** In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

**Rule 11. Shaft Openings.** In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

**Rule 12. Hoistway Enclosure.** In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ( $1\frac{1}{2}$ ) inches; when grille work is used there shall be not more than one and one-half ( $1\frac{1}{2}$ ) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ( $\frac{3}{8}$ ) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such

alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

**Rule 13. Shaft Doors.** In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors;
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 14. Car Gates.** In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

**Rule 15. Counterweights.** In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the



# RULES

uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

**Rule 16. Speed Governors.** All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

**Rule 17. Limit Devices.** In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

**Rule 18. Elevator Brake.** In future installations every electric elevator shall be equipped with an electric or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

**Rule 19. Operating Device.** In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the

operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

**Rule 20. Reverse Phase Relays.** In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

**Rule 22. Car Locking Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Hand-Power Elevator Safety Devices.** In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

**Rule 24. Escalators.** In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosures.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall be of solid construction or screened with not more than one-half ( $\frac{1}{2}$ ) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

**Rule 27. Emergency Exit.** In future installations every power-driven passenger elevator car shall have a trap



# RULES

door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

**Rule 28. Freight Car Enclosure.** In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

**Rule 29. Freight Elevator Cover.** In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half ( $1\frac{1}{2}$ ) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

## WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Safeties.	Without Safeties.	With Safeties.	Without Safeties.
0-4000 lbs. ....	7½	7½	7½	6½
4001-15000 " ....	14	14	14	7½
15001-40000 " ....	30	30	30	7½

**Rule 33. Ropes.** In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth ( $1/40$ ) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven side-



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# RULES

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walk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for Counterweights.** In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as

deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

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# RULES

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## COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals,  
March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

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# NOTICE

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## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 street. Price, 30c; by mail, 35c.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	127
Cases filed up to and including December 15, 1926..	1019	Dismissed .....	71
Restored to calendar.....	84	Denied .....	275
MISCELLANEOUS APPLICATIONS.		Granted .....	3
Requests to reopen.....	234	Granted on condition.....	781
Requests to amend.....	44	Appliances approved.....	36
Requests for modification.....	38	Appliances dismissed, disapproved or withdrawn....	38
Requests to rescind .....	5	Rules approved .....	2
Requests for extension of time .....	18	Rules disapproved or rescinded.....	0
Requests for extension of permit.....	33	MISCELLANEOUS ACTIONS.	
Requests for mechanical installations .....	1	Requests to reopen granted.....	209
Requests for approval of plans.....	16	Requests to reopen denied.....	20
Administrative requests .....	1	Requests to amend granted.....	42
Requests for interpretation .....	0	Requests to amend denied .....	2
Total .....	2236	Requests for modification granted.....	34
Disposed of.....	1723	Requests for modification denied .....	4
Cases pending December 15, 1926.....	513	Requests to rescind granted .....	5
		Requests to rescind denied .....	0
		Requests for extension of time granted .....	18
		Requests for extension of time denied .....	0
		Requests for extension of permit granted.....	32
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved.....	16
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
		Total .....	1723

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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## DIRECTORY

## BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION.

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 28, 1926, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 4, 1927, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS.

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, December 21, 1926, at 10 a. m.

Minutes of Regular Meeting, December 21, 1926, at 2 p. m.

Fire Retarding Rules.

Reserve Calendar.

Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed Week Ending December 22, 1926.*

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected</i>
1037-26-A.....	F.D. ....N.	W. Cor. of 13th st. and Ely ave., L. I. C., Q., L. C. 4290
1036-26-BZ.....	B.B.M.	.121-129 W. 225th st., Man., N. B. 610-1926
1035-26-A.....	F.D. ....	329-331 W. 15th st., Man., L. C. 35900
1034-26-SA.....	F.D. ....	"M. D." Rotary Pump, Appliance
1033-26-A.....	F.D. ....	72 Irving pl., Man., L. C. 36166
1032-26-BZ.....	B.B.Bx.	.2891-2893-2895 Bailey ave., Bx., N. B. 3128-1926
1031-26-S.....	F.D. ....	728-738 61st st., Bklyn., L. D. 96512
1030-26-S.....	F.D. ....	6 E. 17th st., Man., L. D. 141
1029-26-SA.....	F.D. ....	Pascoe Oil Burner, Appliance
1028-26-BZ.....	B.B.M.	.249-257 W. 24th st., Man., Alt. 2513-1926
1027-26-BZ.....	B.B.M.	.951-961 8th ave., Man., N. B. 584-1926
1026-26-S.....	B.B.M.	.48-50 W. 57th st., Man., N. B. 537-1926
1025-26-BZ.....	B.B.B.	.1097-1107 Brooklyn ave., Bklyn., N. B. 21465-1926
1024-26-BZ.....	B.B.B.	.7201 Ft. Hamilton pkwy., Bklyn., N. B. 1020-1926
1023-26-BZ.....	B.B.Bx.	.170-178 W. 171st st., Bx., N. B. 3130-1926
1022-26-BZ.....	B.B.Bx.	.1415 Blondell ave., Bx., N. B. 3131-1926
1021-26-S.....	F.D. ....	164 McKibben st., Bklyn., L. D. 87485
1020-26-A.....	F.D. ....	476-482 11th ave., Man., F-2420

## *Restored to Calendar.*

89-26-A.....	F.D. ....	67-69 Murray st., Man., L. C. 32473
786-26-S.....	B.B.M.	.144-154 W. 30th st., Man., N. B. 10-1926

## CODE.

F.D. ....	Fire Department
H.D. ....	Health Department
B.B.B. ....	Bureau of Buildings, Brooklyn
B.B.M. ....	Bureau of Buildings, Manhattan
B.B.Q. ....	Bureau of Buildings, Queens
B.B.R. ....	Bureau of Buildings, Richmond
B.B.Bx. ....	Bureau of Buildings, Bronx
T.H.D. ....	Tenement House Department

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 28, 1926, AT 2 P. M.**

### *Building Zone Cases.*

693-26-BZ.  
APPLICANT—Jamaica Water Supply Co., owner.  
PREMISES—West side of 144th street, 100 ft. south of 116th avenue, Jamaica, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a pumping station.

706-26-BZ.  
APPLICANT—Jamaica Water Supply Co., owner.  
PREMISES—South side of 89th avenue, 70 ft. west of 162nd street, Jamaica, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a pumping station.

707-26-BZ.  
APPLICANT—Jamaica Water Supply Co., owner.  
PREMISES—Southwest corner of 89th avenue and 162nd street, Jamaica, Borough of Queens.  
APPLICATION, under sections 7a and 21 of the building zone resolution,  
TO PERMIT in a residence district the extension of an existing office building.

872-26-BZ.  
APPLICANT—Charles G. Wessel, for Sebastiano Barbarino, owner.  
PREMISES—1259-1271 Gravesend avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the change of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles.

880-26-BZ.  
APPLICANT—Rehcansie Realty Co., owner.  
PREMISES—Northeast corner of Clarke place and Jerome avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT the extension from a business district into a residence district of a proposed business building (swimming pool).

904-26-BZ.  
APPLICANT—John J. Dunnigan, for Halpern Construction Co., owner.  
PREMISES—1894 Inwood avenue, The Bronx.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT partly in an unrestricted district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

910-26-BZ.  
APPLICANT—John N. Linn, for Carl I. Dingfelder and Benjamin Balish, owners.  
PREMISES—2657-2671 Ocean avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

911-26-BZ.  
APPLICANT—John W. Clancy, for Robert Trilling, owner.



# CALENDAR

PREMISES—Southeast corner of Boston road and Kingsland avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

846-26-BZ.

APPLICANT—Robert W. Maloney, for Patrick J. Hangley, owner.

PREMISES—southwest corner of Boston Post road and Burke avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline selling station.

263-25-BZ.

APPLICANT—Philip J. Sinnott, for Isotta Motors, Inc., owner.

PREMISES—131 West 52nd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a motor vehicle repair shop on the first story (previously denied).

## DECEMBER 28, 1926, 10 A. M.

### *Appeals from Administrative Orders.*

31-26-A—100-120 Sutton street, Brooklyn.

33-26-A—406-408 Gates avenue, Brooklyn.

191-26-A—91-93 Clifton place, Brooklyn.

219-26-A—243-249 West 124th street and 256-258 West 125th street, Manhattan.

367-26-A—1271 Broadway, 54-56 West 31st street and 536 Sixth avenue, Manhattan.

541-26-A—234-236 Franklin street, Brooklyn.

833-26-A—274-282-290-298-302-308-314-316-322-326-330-334 Chauncey street and 360-362-364-366-368-370-372-374-378-382-384 Hallet street, Astoria, Borough of Queens.

881-26-A—1995-2003 Bedford avenue and 521-523 Parkside avenue, Brooklyn.

886-26-A—29 East End avenue, Manhattan.

895-26-A—464 Watkins street, Brooklyn.

888-26-A—West side of East 18th street, 260 ft. north of Avenue I, Brooklyn.

899-26-A—142-144 West 26th street, Manhattan.

900-26-A—104 Harrison street, Brooklyn.

1254-25-A—Certificate of approval for combustible mixture (Flit).

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 28, 1926, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 861-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of A. E. Norton, Inc., owner, to permit in a  $1\frac{1}{4}$  times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises

685 Fifth avenue, southeast corner of East 54th street, Manhattan.

CAL. NO. 862-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Roseberg Holding Co., Inc., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises northwest corner of Bay Parkway and 59th street, Brooklyn.

CAL. NO. 835-26-BZ—Application, October 11, 1926, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Realty Co., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises southwest corner of Jerome avenue and West 181st street, The Bronx.

CAL. NO. 840-26-BZ—Application, October 13, 1926, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Filomine Clementi, owner, to permit in a residence district the erection and maintenance of a garage for the storage of four (4) commercial motor vehicles used in connection with a trucking business conducted by the owner residing on the premises; premises 67-69 Cumberland street, Brooklyn.

CAL. NO. 851-26-BZ—Application, October 18, 1926, under section 21 of the building zone resolution, of Christ Callas, applicant, on behalf of Constantine Callas, owner, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Morell avenue and Woodhaven boulevard, Howard Beach, Borough of Queens.

CAL. NO. 854-26-BZ—Application, October 19, 1926, under section 21 of the building zone resolution, of Joseph Orlando, architect, on behalf of Clinton Enterprises, Inc., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building; premises 708-716 East Tremont avenue, The Bronx.

CAL. NO. 855-26-BZ—Application October 19, 1926, under section 21 of the building zone resolution, of Joseph Orlando, architect, on behalf of Broadway and Dyckman Building Corp., owner, to permit partly in a business district and partly in a residence district the erection and maintenance of a business and theatre building; premises 4761-4779 Broadway and 231-239 Dyckman street, Manhattan.

CAL. NO. 941-26-BZ—Application, November 16, 1926, under sections 7b and 21 of the building zone resolution, of John DeHart, applicant, on behalf of Max Stoorman, owner, to permit in a residence district extending from a business district the alteration and conversion of occupancy in part from residence to business use; premises 1963 Prospect avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*



# CALENDAR

DECEMBER 28, 1926, 2 P. M.

## *Petitions for Variations.*

- 636-26-S—19-27 East 45th street, Manhattan.  
 784-26-S—18 East 46th street, Manhattan.  
 796-26-S—213-315 West 35th street, Manhattan.  
 801-26-S—722-728 Henry street, Brooklyn.  
 802-26-S—728-748 East 136th street, The Bronx.  
 818-26-S—47 West 47th street, Manhattan.  
 823-26-S—40-42 East 19th street, Manhattan.  
 371-26-S—265 Wyckoff street, Brooklyn.  
 512-26-S—1884-1888 Broadway, Manhattan.  
 843-26-S—660 Fifth avenue, Manhattan.  
 875-26-S—256 Grand street, Manhattan.  
 877-26-S—305 Palmetto street, Brooklyn.  
 893-26-S—205-219 West 39th street, Manhattan.  
 897-26-S—150 Spring street, Manhattan.  
 902-26-S—121-133 West 37th street and 1375-1383 Broadway, Manhattan.

## *Appliances Submitted for Approval.*

- 852-26-SA—Joyce Oil Burner, approval of.  
 891-26-SA—Remington Oil Burner, approval of.  
 915-26-SA—Dahl Vaporizing Oil Burner, approval of.

## *Rules.*

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

## CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 4, 1927, AT 2 P. M.

## *Building Zone Cases.*

- 115-26-BZ.  
 APPLICANT—Ira L. Cressler, for William F. Chatlos, owner.  
 PREMISES—356 Lexington avenue, Manhattan.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the maintenance of a business use in the basement and first story.
- 815-26-BZ.  
 APPLICANT—Charles S. Clark, for C. Ciampi Building & Realty Co., owner.  
 PREMISES—North side of East 145th street, 50 ft. east of Southern boulevard, The Bronx.  
 APPLICATION, under sections 7c and 21 of the building zone resolution,  
 TO PERMIT the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.
- 817-26-BZ.  
 APPLICANT—Charles P. Cannella, for Baum-Strauss Building Corp., owner.  
 PREMISES—2001 Avenue U, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a building to be occupied as an apartment house with stores on the first story.
- 946-26-BZ.  
 APPLICANT—Otto Henschel, for Rosina Cannella, owner.  
 PREMISES—1713-1717 Neck road, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

949-26-BZ.

APPLICANT—John W. Clancy, for Philip Levine, owner.  
 PREMISES—Northwest corner of City Island avenue and Winter street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

942-26-BZ.

APPLICANT—John DeHart, for 2061 Bryant Avenue Corp., owner.

PREMISES—2061 Bryant avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the alteration and extension of a building occupied in part for business purposes.

JANUARY 4, 1927, 10 A. M.

## *Appeals from Administrative Orders.*

- 9-26-A—103-109 North 3rd street, Brooklyn.  
 583-26-A—19 East 12th street, Manhattan.  
 225-26-A—2-12 West 141st street, Manhattan.  
 800-26-A—944 Bedford avenue, Brooklyn.  
 821-26-A—40-42 East 19th street, Manhattan.  
 876-26-A—9130 113th street, Richmond Hill, Borough of Queens.  
 882-26-A—132-15 120th avenue, South Ozone Park, Borough of Queens.  
 918-26-A—18-30 Dean street and 124-126 Boerum place, Brooklyn.  
 737-26-A—1790 Broadway, Manhattan.  
 527-26-A—35 Howard street, Manhattan.  
 753-26-A—126 West 67th street, Manhattan.  
 873-26-A—21 East 40th street, Manhattan.  
 716-26-A—261 Lawrence street, Astoria, Borough of Queens.  
 718-26-A—259 Lawrence street, Astoria, Borough of Queens.  
 89-26-A—67-69 Murray street, Manhattan.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 4, 1927, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 795-26-BZ—Application, September 27, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Bacon Coal Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 142-148 Cumberland street, Brooklyn.
- CAL. NO. 490-26-BZ—Application, May 28, 1926, under sections 7e and 21 of the building zone resolution, of Ferdinand Savignano, architect, on behalf of August Kuhne, owner, to permit on a plot the layout of which on the ground differs from that showing on the use district map located partly in a residence district and partly in a business district the erection and maintenance of a garage for



# CALENDAR

the storage of more than five (5) motor vehicles; and the omission of the required rear yard or equivalent; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 412-25-BZ—Application, November 19, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rosie Kellner, owner, to permit in a residence district the erection and maintenance of an apartment house, the first story to be used for store purposes (previously denied); premises 840 Washington avenue, northwest corner of Lincoln place, Brooklyn.

CAL. NO. 878-26-BZ—Application, October 28, 1926, under sections 7c and 21 of the building zone resolution, of O. B. Almgren, applicant, on behalf of Edwin Construction Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 107-115 Crown street, Brooklyn.

CAL. NO. 889-26-BZ—Application, November 1, 1926, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Salvatore Cino, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required by the zone resolution; premises 8-10 East 2nd street, Manhattan.

CAL. NO. 515-26-BZ—Application, June 5, 1926, under sections 7e and 21 of the building zone resolution, of Samuel Rosenblum, architect, on behalf of Queen Mab Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3184 Webster avenue, The Bronx.

CAL. NO. 771-26-BZ—Application, September 17, 1926, under sections 7c and 21 of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of Mogar Realty Co., Inc., owner, to permit partly in a residence district and partly in a business district the erection and maintenance of a business building also a gasoline service station; premises 606-618 East Fordham road, southwest corner of Hughes avenue, The Bronx.

CAL. NO. 863-26-BZ—Application, October 22, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Harris Aviden, owner, to permit in a business district the use of the first story of an existing building as a milk distributing station; premises 243 Rockaway avenue, Brooklyn.

CAL. NO. 905-26-BZ—Application, November 5, 1926, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Valley Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1938 Jerome avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JANUARY 4, 1927, 2 P. M.

## *Petitions for Variations.*

- 10-26-S—103-109 North 3rd street, Brooklyn.
- 866-26-S—122-124 Fifth avenue, Manhattan.
- 907-26-S—327 East 119th street, Manhattan.
- 923-26-S—323-325 West 37th street, Manhattan.
- 934-26-S—North side of Flatbush avenue and Jamaica Bay, Barren Island, Brooklyn.
- 99-26-S—310 Second avenue, College Point, Borough of Queens.
- 128-26-S—205-223 West 39th street, Manhattan.
- 848-26-S—462-464 Broadway and 22-24 Crosby street, Manhattan.
- 850-26-S—133-135 Greene street, Manhattan.
- 446-26-S—58-64 West 40th street, Manhattan.**
- 447-26-S—58-64 West 40th street, Manhattan.**
- 448-26-S—58-64 West 40th street, Manhattan.**
- 612-26-S—333 Seventh avenue, Manhattan.
- 422-26-S—58-64 West 40th street, Manhattan.
- 423-26-S—58-64 West 40th street, Manhattan.
- 424-26-S—58-64 West 40th street, Manhattan.
- 425-26-S—58-64 West 40th street, Manhattan.
- 389-26-S—301-305 Seventh avenue (15th floor), Manhattan.
- 390-26-S—301-305 Seventh avenue (6th floor), Manhattan.
- 391-26-S—301-305 Seventh avenue (4th floor), Manhattan.
- 489-26-S—208-212 West 30th street, Manhattan.
- 666-26-S—31 East 31st street, Manhattan.
- 667-26-S—31 East 31st street, Manhattan.
- 668-26-S—31 East 31st street, Manhattan.
- 669-26-S—31 East 31st street, Manhattan.
- 670-26-S—31 East 31st street, Manhattan.
- 671-26-S—31 East 31st street, Manhattan.
- 672-26-S—31 East 31st street, Manhattan.
- 673-26-S—31 East 31st street, Manhattan.
- 701-26-S—498 Seventh avenue and 205-215 West 36th street, Manhattan.

JANUARY 11, 1927, 10 A. M.

## *Appeals from Administrative Orders.*

- 947-26-A—306-310 West 52nd street, Manhattan.
- 874-26-A—247-249 West 48th street, Manhattan.
- 887-26-A—402-410 East 90th street, Manhattan.
- 909-26-A—441 East 14th street, 227-241 Avenue A and 438-444 East 15th street, Manhattan.
- 926-26-A—69-71 West Houston street, Manhattan.
- 920-26-A—247-251 West 12th street, Manhattan.
- 857-26-S—11-13 West 30th street, Manhattan.
- 350-26-A—East side of Connerton street, corner of Wiltshire street, Flushing, Borough of Queens.
- 370-26-A—265 Wyckoff street, Brooklyn.
- 377-26-A—42 East 23rd street, Manhattan.
- 406-26-A—291 Hicks street, Brooklyn.
- 410-26-A—794-816 Rockaway avenue, Brooklyn.
- 507-26-A—323 Grand street and 64 Orchard street, Manhattan.
- 912-26-A—38 East 53rd street, Manhattan.
- 935-26-A—North side of Flatbush avenue and Jamaica Bay, Barren Island, Brooklyn.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 11, 1927, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*



# CALENDAR

CAL. NO. 679-26-BZ—Application, August 3, 1926, under section 7b of the building zone resolution, of the Bank of the Manhattan Co., applicant and owner, to permit the extension from a business district into a residence district of a proposed business building (store); premises 60-71 Madison street, Ridgewood, Borough of Queens.

CAL. NO. 810-26-BZ—Application, October 4, 1926, under section 21 of the building zone resolution, of Albert Ullrich, applicant, on behalf of Borden's Farm Products Co., Inc., owner, to permit in a residence district the extension of an existing business use; premises 2376-2390 Gravesend avenue, northwest corner of Village road south, Brooklyn.

CAL. NO. 819-26-BZ—Application, October 6, 1926, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, applicant, on behalf of Park Slope Amuse Corp., owner, to permit the extension from a business district into a residence district of a proposed theatre; premises 314-332 8th street and 345a-349 9th street, Brooklyn.

CAL. NO. 844-26-BZ—Application, October 15, 1926, under sections 7g and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Cono Innamorato, owner, to permit in a business district a rag storage or baling shop; premises 145 Frost street, Brooklyn.

CAL. NO. 870-26-BZ—Application, October 26, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of J. P. C. Realty Corp., owner, to permit in an "E" area district the erection and maintenance of an apartment house to be erected under "C" area requirements; premises northeast corner

of East 18th street and Cortelyou road, Brooklyn.

CAL. NO. 939-26-BZ—Application, November 16, 1926, under sections 7b and 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Alexander Bursch, owner, to permit in a "C" area and residence district extending from a business district the omission of a rear yard, and also the maintenance of a business use; premises 4409 New Utrecht avenue, Brooklyn.

CAL. NO. 940-26-BZ—Application, November 16, 1926, under sections 7b and 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Alexander Bursch, owner, to permit in a "C" area and also a residence district extending from a business district the omission of a rear yard, and also the maintenance of a business use; premises 1109 45th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

## JANUARY 11, 1927, 2 P. M.

### *Petitions for Variations.*

255-26-S—156-158 East 85th street, Manhattan.

376-26-S—42 East 23rd street, Manhattan.

412-26-S—39 Debevoise street, Brooklyn.

471-26-S—229 Pacific street, Brooklyn.

506-26-S—323 Grand street and 64 Orchard street, Manhattan.

892-26-S—205-219 West 39th street, Manhattan.

908-26-S—812-814 Greenwich street, Manhattan.

### *Appliances Submitted for Approval.*

458-26-SA—Silent Automatic Burner, Model A, approval of.

929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY MORNING, DECEMBER 21, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, December 14, 1926, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 14, 1926, were approved as printed in the Bulletin, No. 51, Vol. XI.

### APPEALS FROM ADMINISTRATIVE ORDERS.

716-26-A.

APPELLANT—J. S. Barksdale, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—261 Lawrence street, Astoria, Borough of Queens.

APPEARANCES—

For Appellant: Alfred S. Roberts.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 10 a. m., for submission of certificate of occupancy by owner and report from fire department.

718-26-A.

APPELLANT—Alfred S. Roberts, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—259 Lawrence street, Astoria, Borough of Queens.

APPEARANCES—

For Appellant: Alfred S. Roberts.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 10 a. m., for submission of certificate of occupancy by owner and report from fire department.

860-26-A.

APPELLANT—Edwin W. Kleinert, for Kipp Wagon Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—222 East 24th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Laid over to February 8, 1927, at 10 a. m., on written request.

89-26-A.

APPELLANT—Fitzgerald, Stapleton & Mahon, for Griffin Mfg. Co., Inc., lessee.

SUBJECT—Application for reopening, (hearing; having been previously dismissed) re appeal from order of fire commissioner.

PREMISES AFFECTED—67-69 Murray street, Manhattan.

APPEARANCES—

For Appellant: William F. Curran.

ACTION OF BOARD—Appeal reopened and set for hearing January 4, 1927, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

830-26-A.

APPELLANT—G. Schirmer, Inc., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—10 East 44th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

80-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for S. E. Howard's Son & Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—507-13 Kent avenue and 17-19 Rush street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(80-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for S. E. Howard's Son & Co., owner, filed, January 28, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 507-513 Kent avenue and Nos. 17-19 Rush street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, (Order No. 87454-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure;"

and

WHEREAS, the premises consist of a group of non-fireproof buildings; the building on Rush street being five stories and basement (56 ft.) in height, having a frontage of 56 ft. on Rush street and a depth of 125 ft., is irregular in area; the buildings on Kent avenue being one and three stories in

height, 100 ft. by 100 ft. in area; there being also a basement extension to the Rush street building (approximately 31 ft. by 80 ft., irregular in area), occupied as a boiler room. The only openings between the buildings on Rush street and on Kent avenue being on the basement story of the Rush street building and lead to the 1st story of the Kent avenue buildings; said openings being protected on both sides by fireproof, self-closing doors. The area of the Rush street buildings being approximately 9,600 sq. ft., a total combined area of 14,800 sq. ft. OCCUPIED by one concern for the manufacture of brushes, 90 persons in entire premises; and

WHEREAS, petitioner contends that the five-story building on Rush street is protected by a two-source sprinkler system; that the entire premises are at all times under the supervision of a watchman and contends further, that the combined areas do not exceed 15,000 sq. ft. and no area on either side of the fire wall exceeds 10,000 sq. ft.; and

WHEREAS, the dimensions of this building group come within the rules of exception for standpipes.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be not increased in height, area or dimension; that the horizontal openings to boiler room shall be equipped with fireproof doors on both sides; and that the five-story unit of this group shall be equipped throughout with an approved wet sprinkler system.

180-26-A.

APPELLANT—Julius Eckmann, for City Real Estate Company, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—422-424 East 4th street, Manhattan.

APPEARANCES—

For Appellant: Julius Eckman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(180-26-A)

WHEREAS, Julius Eckmann, for City Real Estate Co., owner, filed, March 2, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 422-424 East 4th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 10, 1926 (Order No. 87552-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east and west side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, Code of Ordinances;"

and

WHEREAS, the building is non-fireproof, 7 stories in height, 40 ft. by 90 ft. in area; OCCUPIED as a tenant factory (clothing), 30 persons per story; and

WHEREAS, there is one window in the north end of the easterly wall on the 5th, 6th and 7th stories within 50 ft. of the roof of a neighboring building to the east; in the south end of the east wall there is one window (two on the 4th story only) within 30 ft. of openings in or within 50 ft. of the roof of a neighboring one-story stable to the east; in the west wall there are openings on the 3rd to 7th, inclusive, story within 50 ft. of the roof of a one-story garage to the west; and

WHEREAS, appellant proposes to provide iron shutters at the windows in the west wall on the 3rd and 4th stories.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.



# MINUTES

48-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Vanity Fair Building, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—3 East 38th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(48-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Vanity Fair Building, Inc., lessee, filed, January 19, 1926, an appeal from an order of the fire commissioner, affecting premises No. 3 East 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 18, 1925 (Order No. 77166-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not more than 50' above a neighboring roof at rear of building, or other approved protection, as per Sec. 375, Article 18, Ch. 5 of the Code of Ordinances."; and

WHEREAS, the building is non-fireproof, 6 stories and basement in height, 25 ft. by 94 ft. 9 in. in area at 1st story and 25 ft. by 89 ft. 9 in. in area above; OCCUPIED: basement, kitchen, 12 persons; 1st floor, stores, 4 persons, and tea room, 6 persons; 2nd floor (front), beauty parlor, 6 persons, (rear), tea room, 4 persons; 3rd floor (front), millinery, 4 persons, (rear), vacant at present only; 4th floor (front), millinery, 15 persons, (rear), vacant at present; 5th floor (front), millinery, 3 persons, (rear), dressmaking, 7 persons; 6th floor, vacant at present, to be occupied; and

WHEREAS, there is one window in the rear wall of the building on each story above the 2nd story within 50 ft. of the extension roof of a neighboring building to the rear and, also, within 30 ft. of openings in a neighboring building to the east; and

WHEREAS, appellant contends that the windows in the sprinklered building constituting the exposure to the east are fireproof and requests the acceptance of the unprotected window on each story.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* only so far as it affects the windows on the 4th, 5th and 6th stories *on condition* and only so long as the existing adjoining exposures remain unchanged.

278-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Empire Steel Partition Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Southeast corner of 3rd avenue and 11th street, College Point, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(278-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for the Empire Steel Partition Co., owner, filed, April 3, 1926, an appeal from an order of the fire commissioner, affecting premises southeast corner of Third avenue and 11th street, College Point, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 22, 1925, reads:

"Order No. 98911-LC:

"5. Provide a room or enclosure of approved fire-retarding material, properly ventilated to the outer air and equipped with a self-closing, fireproof door, for benzine cleaning process in cellar.

"6. Provide an approved storage system for storing and handling all volatile inflammable oils and liquids. Plans and specifications in duplicate to be filed. \* \* \* \*

"7. Provide a direct means of filling benzine washing tank from the underground storage system.";

and

WHEREAS, the building is of frame construction, two stories and basement in height, 38 ft. by 90 ft. in area; OCCUPIED for the manufacture of steel partitions: basement, rolling, 4 persons; 1st story, assembling, 15 persons; 2nd story, office and painting, 15 persons; and

WHEREAS, the appellant claims that items 5, 6 and 7 of Fire Department Order No. 98911-LC were issued on account of the use of benzine on the premises; the appellant also contends that not more than seven gallons of benzine are stored on the premises at any time; that it is used only in the basement in a steel trough about one foot deep and twenty feet in length, for the purpose of removing rust from steel bars; the trough is equipped with covers held open by chains with fusible links; the ceiling over the trough for a distance of five feet on all sides is protected by sheet metal; that there are no open flames used on this story; also that the prior permits allowed more than seven gallons of benzine to be used on the premises.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the ceiling of basement story shall be fire retarded throughout according to the rules of the board of standards and appeals; that not more than one metal bath trough shall be permitted on these premises for the use of any volatile oil mixture; that the trough shall be equipped with a counter-balanced metal cover, provided with fusible link attachment; that there shall be not more than ten (10) gallons of benzine used or maintained on these premises at any time, confined to the trough; that there shall be no open flames used or operated in the basement except the existing gas radiators which shall be provided with a metal shield for the full width and height of each radiator.

791-26-A.

APPELLANT—Pennsylvania Tunnel and Terminal Railway Corporation, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—123-133 Borden avenue, L. I. City, Borough of Queens.

APPEARANCES—

For Appellant: E. J. Freedman and Merton H. Thompson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1



# MINUTES

## THE RESOLUTION:

(791-26-A)

WHEREAS, Pennsylvania Tunnel & Terminal Railway Corp., owner, filed, September 23, 1926, an appeal from an order of the fire commissioner, affecting premises 123-133 Borden avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, (Order No. 880-F), reads:

"1. Provide two approved fire hydrants, as per Rule 37, adopted by the Board of Standards and Appeals. \* \* \* \*";

and

WHEREAS, the premises consist of several small one-story frame structures; OCCUPIED as an office and sheds for the storage of lumber, also driveways and unprotected lumber piles on a plot 375 ft. by 90 ft. and 115 ft., irregular in depth, about 36,250 sq. ft. in area; and

WHEREAS, the appellant claims that there are seven fire hydrants and two fire alarm boxes on the streets surrounding the block in which the premises under appeal are located; furthermore, that the premises have been occupied for the same purposes during the past thirteen years without a fire.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall be not increased in area; that no lumber shall be stacked in excess of 15 ft. in height; that there shall be two gangways not less than 15 ft. wide at right angle to Borden avenue, direct and connecting to the existing driveway running lengthwise on the property; that the lumber pile running parallel to Borden avenue shall be subdivided, approximately, in three parts; and that there shall be distributed throughout the yard not less than twenty (20) fire casks, painted red and equipped in accordance with the direction of the fire department.

847-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Estate of Helen C. Juilliard, owner, Central Union Trust Co., trustee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—462-464 Broadway and 22-24 Crosby street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(847-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Estate of Helen C. Juilliard, Central Union Trust Co., trustee, owner, filed, October 18, 1926, an appeal from an order of the fire commissioner, affecting premises 462-464 Broadway and 22-24 Crosby street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 3, 1926 (Order No. 93700-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, 6 stories (92 ft.) in height, having a frontage of 200 ft. 11 in. on Grand street and 50 ft. 2½ in. on Broadway and also on Crosby street, approximately 9,500 sq. ft. inside area; there being openings, protected on both sides by automatic, fireproof

doors on the basement, 1st and 2nd stories in the north wall of the building in question leading to the building adjoining on the north; OCCUPIED: 1st floor, salesroom, showroom and shipping, 35 persons; 2nd floor, office, 40 persons, assembling window shades, 50 persons; 3rd floor, assembling shades, 60 persons; 4th floor, manufacturing fountain pens and pencils, 40 persons; 5th floor, leather belt manufacturing, 50 persons; 6th floor, typewriter exchange, 17 persons; and

WHEREAS, appellant contends that the height of the building is only 7 ft. in excess of the height requiring standpipes; that the building is equipped with a sprinkler system (with an 11,000-gallon gravity tank 20 ft. above the roof), an interior fire alarm system and that portable fire extinguishers are distributed throughout the building.

Resolved that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped throughout with an approved sprinkler system with central office connection; that horizontal exits shall be equipped with fireproof doors; and *granted* so long as the conditions as to use and occupancy shall remain substantially unchanged.

849-26-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Hunter Illuminated Car Sign Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—174 Linden avenue, Flushing, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1

## THE RESOLUTION:

(849-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Hunter Illuminated Car Sign Co., owner, filed, October 18, 1926, an appeal from an order of the fire commissioner, affecting premises 174 Linden avenue, Flushing, Borough of Queens; and

WHEREAS, the order of the fire commissioner, (Order No. 97756-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building facing on two street fronts is non-fireproof, one and two stories (29 ft.) in height, 125 ft. by 177 ft., irregular, (approximately 16,000 sq. ft.) in area; OCCUPIED by one concern for the manufacture of illuminated signs for electric (trolley) cars: 1st story, 40 persons; 2nd story, 15 persons; and

WHEREAS, appellant contends that the business conducted on the premises is non-hazardous; that there is installed a National District watchman's time service; that the building is equipped with a sprinkler system with connection to the city main on Linden avenue, in which there is a 60 pound pressure; that there is a yard hydrant with 200 ft. of 2½ in. hose in courtyard and that there are three city fire hydrants in the immediate vicinity.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; that the premises throughout shall be equipped with an approved sprinkler system; that the existing 25 ft. side yard and 50 ft. rear yard shall be maintained unobstructed.



# MINUTES

807-26-A.

APPELLANT—Murray & Hill Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—387-405 Southern boulevard, The Bronx.

APPEARANCES—

For Appellant: Elmer E. Waigg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(807-26-A)

WHEREAS, Murray & Hill Co., owner, filed, October 1, 1926, an appeal from an order of the fire commissioner, affecting premises Nos. 387-405 Southern boulevard, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated November 14, 1924 (Order No. 67594-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basement, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the premises consist of a group of fireproof buildings, interconnected by openings protected with fireproof doors; the main building being 4 stories (55 ft.) and cellar in height, 100 ft. by 100 ft. (10,000 sq. ft.) in area; a building one story and cellar in height (to the north), 73 ft. by 139 ft., irregular, (approximately 6,000 sq. ft.) in area; a one and two story boiler and engine room (at west-erly rear), 50 ft. by 45 ft., (approximately 2,000 sq. ft.) in area; and three 1 and 2 story buildings, fronting on St. Mary's street, 207 ft. 6 in. by 40 ft., irregular, (approx-imately 6,000 sq. ft.) in area; the total combined area being approximately 24,000 sq. ft.; OCCUPIED for the manu-facture of silk underwear, 20 persons per story; and

WHEREAS, appellant contends that there is a 4-inch stand-pipe system, located near the center of the main building (36 ft. from stair enclosure) with 2½ inch outlets and 100 ft. of linen hose on each story; that the system is sup-plied from a 5,800-gallon tank, located on the roof and 11 feet. above the highest outlet, and proposes to provide two siamese connections (one on each street front) to the stand-pipe system.

*Resolved*, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

## BUILDING ZONE CASES.

795-26-BZ.

APPLICANT—William F. Doyle, for Bacon Coal Co., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—142-148 Cumberland street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: William A. Sparts, Mary Kerby.

ACTION OF BOARD—Laid over to January 4, 1927, at 10 a. m., on request of applicant, to amend papers.

704-26-BZ.

APPLICANT—Springsteen & Goldhammer, for No. 110 West 42nd Street Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for business purposes and 25 per cent manufacturing.

PREMISES AFFECTED—1 West 52nd street, Man-hattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to with-draw. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle ..... 4

Negative ..... 0

Absent: Chief Kenlon ..... 1

532-26-BZ.

APPLICANT—Edwin W. Kleinert, for James Bove and Anthony Bove, owners.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection of a public garage.

PREMISES AFFECTED—6802-6824 9th avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to with-draw. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

137-26-BZ.

APPLICANT—William F. Regan, for Rose Morizio, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 7g of the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—8224-8226 18th avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to with-draw. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon ..... 5

Negative ..... 0

Absent ..... 0

971-23-BZ.

APPLICANT—Tillion & Tillion, for Edward T. Jenkins, owner.

SUBJECT—Application for reopening, amendment to resolution, re application (re decision of super-intendent of buildings) to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—185-189 Monroe street, Brooklyn.

APPEARANCES—

For Applicant: Philip G. Tillion.

For Opposition: None.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners



# MINUTES

Connell, Holland and Guilfoyle and  
Chief Kenlon ..... 5  
Absent ..... 0

1021-25-BZ.

APPLICANT—William F. Doyle, for Daniel P. Devaney, owner.

SUBJECT—Application for reconsideration (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline selling station.

PREMISES AFFECTED—East side of Coney Island avenue, 315 feet south of Avenue N, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Negative ..... 0  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(1021-25-BZ)

WHEREAS, William F. Doyle, for Daniel P. Devaney, owner, filed, October 5, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises east side of Coney Island avenue, 315 ft. south of Avenue N, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district; that East 12th street is in a residence district, and that Avenue N is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered October 3, 1925, reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Appeals."

and

WHEREAS, the premises consist of a plot of ground, 50 ft. by 100 ft., upon which it is proposed to erect and maintain a gasoline selling station, consisting of a small building located near the center of the plot, and also gasoline tanks and pumps; and

WHEREAS, the original application was denied by the board January 12, 1926, reopened November 16, 1926, for reconsideration on the further facts: that the owner operated a gasoline service station directly opposite to the premises in question, where he was forced to vacate on account of the prohibitive increase in rent; he then purchased the premises in question under this application, erected a five-car garage, crank case service station, a store for automobile accessories, a wash stand and also installed a 550-gallon gasoline storage tank, under the supervision and approval of the bureau of buildings and the fire department; the applicant contends that this application is a request to sell gasoline to patrons; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the ground of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution and that the application be and it hereby is granted on condition that no pump installed shall be more than 50 ft. from the building line, and that no pumps shall be erected to the rear of the existing office accessory building; that any arc lights or electric light stanchions shall be equipped with reflectors at the rear of the light to prevent glare towards the adjoining

premises in the rear; that any permits required shall be obtained within sixty days and the work involved completed within ninety days from the date of this action.

842-26-BZ.

APPLICANT—Louis A. Sheinart, for Sadie Stein, owner.

SUBJECT—Application (re decision of tenement house commissioner) under section 21 of the building zone resolution, to permit in an "E" area and residence district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area district.

PREMISES AFFECTED—1601 Avenue H, Brooklyn.

APPEARANCES—

For Applicant: Louis A. Sheinart.

For Opposition: Philip M. Bromberg, Alderman  
Thomas J. Cox, Joseph E. Law, August P.  
Munning, R. F. Cuthbert, John B. Creighton,  
James B. Rohde, Mrs. Frank Wemein, Mr.  
Schollosser, Mr. Clarkson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle ..... 4  
Absent: Chief Kenlon ..... 1

THE RESOLUTION:

(842-26-BZ)

WHEREAS, Louis A. Sheinart, for Sadie Stern, owner, filed, October 14, 1926, an application, under the building zone resolution, to permit in an "E" area and residence use district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area district; premises 1601 Avenue H, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that north side of Avenue H and east side of East 17th street are in an "E" area and also residence use district; south side of Avenue H and west side of East 17th street are in a "C" area and also residence use district; and

WHEREAS, the decision of the tenement house commissioner, rendered October 2, 1926 (re N. B. 957-1926), reads:

"Premises being within an "E" residence district, proposed building must conform to Section 15 Zoning Resolution. Note open areas occupied and unoccupied percentage, etc. \* \* \* \*";

and

WHEREAS, the proposed building is of non-fireproof construction, six stories in height, with a frontage of 110 ft. and a depth of 94 ft. 6 in.; to be occupied as an apartment house; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the tenement house commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.

687-26-BZ.

APPLICANT—John J. O'Connor, for Alonzo E. DeBaum, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South side Hillside avenue, 120 feet west of Colonial avenue, Jamaica, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: John J. O'Connor, Frederick E. Haskins.

For Opposition: William Kennedy, Arnold C. Casin, George Gorman.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Holland ..... 1

Negative: Chairman Walsh, Commissioners Connell and Guilfoyle ..... 3

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(687-26-BZ)

WHEREAS, William F. Doyle, for Alonzo E. DeBaum, owner, filed, August 6, 1926, an application, under the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises south side of Hillside avenue, 120 ft. west of Colonial avenue (146th street), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hillside avenue is in a business district; that 88th avenue is in a residence district; that 144th street is in a business district, and that 146th street (Colonial avenue) is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered July 23, 1926 (N. B. 1828-26), reads:

"4. Building extends from a business into a residence zone. A garage may not be permitted in a residence zone except as an accessory to a dwelling and located on the same plot with the dwelling."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 122.54 ft. and a depth of 163.24 ft.; to be occupied as a garage for the storage of more than five motor vehicles and for stores and showrooms on the Hillside avenue front; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

556-26-BZ.

APPLICANT—Herbert Ascher, for George Ehret, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of more than five (5) individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—2420-2436 Amsterdam avenue, 513-515 West 180th street, and 502 West 181st street, Manhattan.

## APPEARANCES—

For Applicant: Frederick J. Flynn, Herbert Ascher, Robert A. Goodwin.

For Opposition: Harry Rodwin, Frederick Willets, Charles E. Greenbaum, John A. Henion, Joseph Tatringer, Harry Levitt, George J. Weslau.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(556-26-BZ)

WHEREAS, Herbert Ascher, substituted for John Buckley, for George Ehret, owner, filed, June 17, 1926, an application, under the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of more than five individual garages, and also to permit in a business district the erection and maintenance of a gasoline selling station; premises 2420-2436 Amsterdam avenue, 513-515 West 180th street and 502 West 181st street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Amsterdam avenue (west side) is in a business district; that Amsterdam avenue (east side) is in a residence district; that Audubon avenue is in a business district; that West 181st street is in a business district, and that West 180th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 10, 1926 (N. B. Applic. No. 299-1926), reads:

"1. Proposed garages are unlawful in a residence district. Art. II of Building Zone Resolution.

"2. Proposed gasoline filling station is unlawful in a business district. Art. II of Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 219 ft. 6 in. on Amsterdam avenue and 150 ft. on West 180th street and on West 181st street, upon which it is proposed to erect 9 stores on West 181st street, a gas selling station on the Amsterdam avenue front and to erect portable steel garages (78) upon the remainder of the premises; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

473-26-BZ.

APPLICANT—Old Colony Engineering Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—1832-1840 Ocean avenue, Brooklyn.

## APPEARANCES—

For Applicant: Everett MacKinstry.

For Opposition: Alderman Thomas J. Cox, Howard M. Bassett, Mrs. Betty Hawley, Samuel Finney.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle ..... 4

Absent: Chief Kenlon ..... 1

## THE RESOLUTION:

(473-26-BZ)

WHEREAS, Old Colony Engineering Co., Inc., owner, filed, May 25, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station and store for automobile accessories; premises 1832-1840 Ocean avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-



# MINUTES

ing, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean avenue, Bay avenue and Avenue N are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 30, 1926 (Applic. No. 13019-1926), reads:

"The erection of an automobile accessory store and the installation of a gasoline service station in a residence district."

and

WHEREAS, the premises consists of a plot of ground triangular in shape upon which it is proposed to erect a one story store and office building and to install a gasoline service system consisting of buried tank and pumps; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

659-26-BZ.

APPLICANT—Michael Schneideman, for Aaron Schneideman, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Michael Scheideman, Aaron Schneideman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(659-26-BZ)

WHEREAS, Michael Schneideman, for Aaron Schneideman, owner, filed, July 30, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises northeast corner of Woodhaven boulevard and Flynn avenue, Howard Beach, Long Island; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Woodhaven boulevard is in a business district, and Michigan avenue is in an undetermined area; and

WHEREAS, the decision of the fire commissioner, rendered July 27, 1926 (Alt. Applic. No. 791-26), reads:

"1. A gasoline station may not be permitted in business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 74 ft. on Woodhaven boulevard and 85 ft. on Flynn avenue, upon which it is proposed to erect a gasoline selling station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

662-26-BZ.

APPLICANT—Israel Richel, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Southeast corner of Boston road and Eastchester road, The Bronx.

APPEARANCES—

For Applicant: Joseph A. Walsh.

For Opposition: Charles C. Sanders, John M. Downs and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative .....	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Absent: Chief Kenlon .....	1

THE RESOLUTION:

(662-26-BZ)

WHEREAS, Israel Richel, owner, filed, July 30, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises southeast corner of Eastchester road and Boston road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; that Eastchester road and Tillotson avenue are both in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 14, 1926 (N. B. 1802-1926), reads:

"Gasoline station in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 97 ft. 9 in. on Boston road and 77 ft. 8 in. on Eastchester road, upon which it is proposed to erect two grease racks, an auto laundry, an office 18 ft. by 18 ft. in area and the necessary tanks and pumps for a gasoline station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

811-26-BZ.

APPLICANT—George S. A. McNeil, for Ben Fooshkill, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—9100 Atlantic avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: George S. A. McNeil.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle .....	4
Negative .....	0
Absent: Chief Kenlon .....	1



# MINUTES

## THE RESOLUTION:

(811-26-BZ)

WHEREAS, George S. A. McNeil, for Ben Fooskill, owner, filed, October 5, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 9100 Atlantic avenue, southwest corner of Woodhaven boulevard, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue, south side, west of Woodhaven boulevard, is in an unrestricted district, except property in question which is in a business district; and that Atlantic avenue, south side, east of Woodhaven boulevard, is in a residence district; that Atlantic avenue, north side, is in an unrestricted district, and that Woodhaven boulevard is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 29, 1926 (N. B. 12915-26), reads:

"1. The erection, use and occupancy of a building as a gasoline station in a business district is contrary to Article 2, Section 4, Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Woodhaven boulevard and 150 ft. on Atlantic avenue, upon which is located a garage and stores; part of the plot being in the unrestricted district. On the northeast part of the plot (which portion is in a business district) it is proposed to erect a gasoline selling station; and

WHEREAS, the board deemed, on account of the surrounding unrestricted district use encompassing these premises that the applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that any pump or tank equipment erected on these premises shall be located within the building line; that there shall be no portable gasoline tanks operated outside the property lines of these premises; that all required permits shall be obtained within ninety days and all work involved completed within six months from the date of this action.

841-26-BZ.

APPLICANT—Frederick J. Flynn, for Prospect Hill Apartments, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—45-67 Prospect place, Manhattan.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle . . . . . 4

Negative . . . . . 0

Absent: Chief Kenlon . . . . . 1

## THE RESOLUTION:

(841-26-BZ)

WHEREAS, Frederick J. Flynn, for Prospect Hill Apartments, Inc., owner, filed, October 13, 1926, an application, under the building zone resolution, to permit in a 1½ times

height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution; premises 45-67 Prospect place, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that area on the west side of a north and south line located 100 ft. west of First avenue is in a 1½ times height and also a business district; and that area on the east side of a north and south line located 100 ft. west of First avenue is in a 2 times height and also unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 11, 1926 (N. B. Applic. No. 481-1926), reads:

"1. Proposed height is excessive. Art. III of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 23 stories in height, with a frontage of 200 ft. 9½ in. and a depth of 58 ft.; to be occupied as an apartment hotel; and

WHEREAS, it appears that the Prospect place front of the building extends 8 ft. into the 1½ times height district, and is the only portion affected by this application. It is proposed to erect all street walls 195 ft. 11½ in. in height without a setback, and also to erect walls to an additional height of 19 ft. over the middle front wing under the dormer provision. The zone resolution limits the street wall on Prospect place to 150 ft. in height for a distance of 150 ft. north of 42nd street and to 90 ft. in height for the rest of the distance toward 43rd street; the street walls of the remainder of the building could be erected 200 ft. in height; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution and that the application be and it hereby is *granted* only so far as it affects the height of the street wall, without a setback, for 196 ft., *on condition* that the requirements of the building zone resolution be complied with in all other respects; that all permits necessary for the prosecution of the work shall be obtained within nine months and the work completed within eighteen months from the date of this action.

## CASES DISMISSED.

### *Appeals from Administrative Orders.*

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(205-26-A)

Filed March 11, 1926—Premises north side of Grand street, 500 ft. north of 74th street, Elmhurst, Queens. Order of the fire commissioner. Appellant Improved Office Partition Co. Dismissed for lack of prosecution.

(284-26-A)

Filed April 5, 1926—Premises 317-329 East 153rd street, The Bronx. Order of the fire commissioner. Appellant Wilhelmina Wuensch. Dismissed for lack of prosecution.

(343-26-A)

Filed April 20, 1926—Premises 162 East 86th street, Manhattan. Order of the fire commissioner. Appellants



# MINUTES

Selbinger and Schlesinger. Dismissed for lack of prosecution.

(476-26-A)

Filed May 26, 1926—Premises 648 Broadway, Manhattan. Order of the fire commissioner. Appellant Abraham Mutnick. Dismissed for lack of prosecution.

(482-26-A)

Filed May 27, 1926—Premises 213 West 53rd street, Manhattan. Order of the fire commissioner. Appellant Benjamin F. Thomas. Dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

WHEREAS, the foregoing appellants have filed with the board of standards and appeals appeals from orders affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are dismissed for lack of prosecution.

### *Under the Building Zone Resolution.*

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(323-26-BZ)

Filed April 15, 1926—Premises 626-630 Pacific street, Brooklyn. Decision of superintendent of buildings. Applicants James W. Byrnes and George Alexander, Jr. Dismissed for lack of prosecution.

(354-26-BZ)

Filed April 22, 1926—Premises 742 Fifth avenue, Manhattan. Decision of superintendent of buildings. Applicant

Fifty-seventh Street and Fifth Avenue Corp. Dismissed for lack of prosecution.

(366-26-BZ)

Filed April 26, 1926—Premises south side of North street, 15 ft. east of Davidson avenue, The Bronx. Decision of superintendent of buildings. Applicant Thomas Dunn. Dismissed for lack of prosecution.

(509-26-BZ)

Filed June 3, 1926—Premises northwest corner of Northern boulevard and 227th street, Bayside, Queens. Decision of superintendent of buildings. Applicant George W. Godfrey. Dismissed for lack of prosecution.

(561-26-BZ)

Filed June 21, 1926—Premises 437-453 Prospect avenue, Brooklyn. Decision of superintendent of buildings. Applicants Seelig & Finklestein. Dismissed for lack of prosecution.

(566-26-BZ)

Filed June 22, 1926—Premises 10766 Woodhaven boulevard, Ozone Park, Queens. Decision of the fire commissioner. Applicant Walter C. Adler. Dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

Adjourned 3.35 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING.

TUESDAY AFTERNOON, DECEMBER 21, 1926.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon (also Deputy Chief Martin substituting).

### PETITIONS FOR VARIATIONS.

99-26-S.

PETITIONER—Superior Steel Door & Trim Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—310 Second avenue, College Point, Borough of Queens.

### APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

128-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Horatio Simon & Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—205-223 West 39th street, Manhattan.

### APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

848-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Estate of Helen C. Juilliard, owner, Central Union Trust Co., trustee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—462-464 Broadway and 22-24 Crosby street, Manhattan.

### APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

850-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Morahapa Co., Inc., owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—133-135 Greene street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

857-26-S.

PETITIONER—William I. Hohausser, Inc., for 11-13 West 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—11-13 West 30th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 11, 1927,  
at 2 p. m., on request of petitioner.

446-26-S.

PETITIONER—Oscar Heyman & Bros., for 58-64 West 40th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

447-26-S.

PETITIONER—Hayden W. Wheeler & Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

448-26-S.

PETITIONER—American Watch Case Company, lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

612-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Meyer Vessel, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—333 Seventh avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

422-26-S.

PETITIONER—Necarsulmer & Lehlbach, for Boynton Furnace Co., lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

423-26-S.

PETITIONER—Necarsulmer & Lehlbach, for The Celluloid Company, lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

424-26-S.

PETITIONER—Necarsulmer & Lehlbach, for H. B. Lehman-Connor Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

425-26-S.

PETITIONER—Necarsulmer & Lehlbach, for Davidson & Schwab, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

389-26-S.

PETITIONER—Samuel Rosenblum, for Royal Fur Coat Co., lessee of 15th floor.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue, (15th floor), Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

390-26-S.

PETITIONER—Samuel Rosenblum, for Weinstein and Kupersmith, lessees of 6th floor.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue, (6th floor), Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

391-26-S.

PETITIONER—Samuel Rosenblum, for Kanik & Greenberg, lessees of 4th floor front.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—301-305 Seventh avenue, (4th floor front), Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 4, 1927,  
at 2 p. m.

489-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for 208-210 West 30th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—208-210 West 30th street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

666-26-S.  
PETITIONER—Rainbow Children's Dress Co., lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

667-26-S.  
PETITIONER—Blousecraft Co., lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

668-26-S.  
PETITIONER—Gluvsilk Undergarment Co., lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

669-26-S.  
PETITIONER—Robert E. Baldry, Inc., lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

670-26-S.  
PETITIONER—May-Bur Dress Co., lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

671-26-S.  
PETITIONER—Superior Petticoat Company, lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

672-26-S.  
PETITIONER—Lenox Children's Dress Company, lessee.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

673-26-S.  
PETITIONER—Rosenthal & Ritter, lessees.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—31 East 31st street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

701-26-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Garment Center Realty Co., Inc., owner.  
SUBJECT—Variation of the labor law, as cited in the order of the fire commissioner.  
PREMISES AFFECTED—498 Seventh avenue and 205-215 West 36th street, Manhattan.  
APPEARANCES—None.  
ACTION OF BOARD—Laid over to January 4, 1927, at 2 p. m.

610-26-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Cass & Rosenthal, lessees.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—1351-1365 Broadway, Manhattan.  
APPEARANCES—  
For Petitioner: Herman E. Horwood.  
ACTION OF BOARD—Petition withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

497-26-S.  
PETITIONER—John J. Hearn, for 34 East 30th Street Corp., owner.  
SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.  
PREMISES AFFECTED—34 East 30th street, Manhattan.  
APPEARANCES—  
For Petitioner: Merwin Lewis.  
ACTION OF BOARD—Petition withdrawn on request of petitioner.  
THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..... 5  
Negative ..... 0  
Absent ..... 0

735-26-S.  
PETITIONER—John Joe Carroll, for Thomas F. McEnaney, owner.  
SUBJECT—Variation of the labor law as cited in order of fire commissioner.  
PREMISES AFFECTED—173 Clymer street, Borough of Brooklyn.  
APPEARANCES—None.  
ACTION OF BOARD—Petition withdrawn.  
THE VOTE—  
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0



# MINUTES

985-26-S.

PETITIONER—John J. Gilmartin, for Carolyn T. Windmuller, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—19 East 52nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

47-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Vanity Fair Building, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—3 East 38th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(47-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Vanity Fair Building, Inc., lessee, filed, January 19, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 3 East 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 14, 1925 (Order No. 77162-LD), reads:

"1. Provide an additional means of exit from the cellar and 1st story, said exit to be located at the rear of the building in accordance with the provisions of Section 271 of the Labor Law.

"2. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted on this fire escape are the following:

"No safe passageway to the street from the termination.

"Windows on course not automatic, self-closing. Does not extend to ground. No stairway from lowest balcony to ground.

"3. Enclose the interior stairway at the centre of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3' above the roof, constructed as per Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted on this enclosure are as follows:

"No fireproof base at 1st story.

"Doors leading to stairway enclosure on 2nd story have wire glass two panels each 15" x 72";

and

WHEREAS, the building is non-fireproof, 6 stories and basement in height, 25 ft. by 94 ft. 9 in. in area at 1st, 2nd and 3rd stories, and 25 ft. by 89 ft. 9 in. in area above; OCCUPIED: basement, kitchen, 12 persons; 1st story, stores, 4 persons, tea room, 6 persons; 2nd floor (front), beauty parlor, 6 persons, (rear), tea room, 4 persons; 3rd floor (front), millinery, 4 persons, (rear), vacant at present; 4th floor (front), millinery, 15 persons, (rear), vacant at present; 5th floor (front), millinery, 3 persons, (rear), dressmaking, 7 persons; 6th floor, vacant at present; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed in wire lath and  $\frac{3}{4}$  in. Portland cement partitions with fireproof, self-closing doors at openings (excepting two glass-paneled doors opening from the stair enclosure to a balcony on the 2nd story); a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 2nd story balcony, with EGRESS from the fire escape by means of a connecting iron stairway at the 3rd story leading to the extension roof of the building at the rear; ROOFS of adjoining buildings: to east, 6 stories higher; to west, 12 ft. lower; and

WHEREAS, petitioner proposes, as to item 1 to provide doors at the rear of the basement and the 1st story, leading to a proposed 60-degree stairway, extending from the basement to the 2nd story fire escape balcony; as to item 2, requests the acceptance of the proposed 60-degree iron stairway as a substantial compliance with this item of the order; as to item 3, requests the acceptance of the existing No. 26 gauge wire lath and  $\frac{3}{4}$  in. Portland cement mortar ceiling of the basement in lieu of the fireproof base at 1st story and contends that the 15 in. by 72 in. wire glass panels in the doors at the 2nd story are subdivided by ornamental metal strips into lights  $3\frac{1}{2}$  in. by  $6\frac{3}{4}$  in.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Order No. 77162-LD, item 1, on condition that a doorway shall be provided at the rear basement and first story to balcony fire escapes, and granted as to item 2, on condition that a 60-degree connecting stairs to balcony fire escapes shall be provided from the basement to the roof of the adjoining 2nd story extension at the rear with egress therefrom through plain glass windows through said premises to the street; and granted as to item 3, on condition that the ceiling of the cellar under the stairhall shall be fire retarded in accordance with the rules of the board of standards and appeals; and granted as to the doorway on 2nd story leading to the stairhall only so far as the panels of wire glass not exceeding 15 in. by 72 in. in area are concerned, on condition that the doorway otherwise shall comply with the requirements of the labor law; and that the factory occupancy throughout the premises shall not exceed 25 per cent of the area of the building and maintained in accordance with the certificate of occupancy now in force.

79-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for S. E. Howard's Son & Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—507-13 Kent avenue and 17-19 Rush street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0



# MINUTES

## THE RESOLUTION:

(79-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for S. E. Howard's Son & Co., owner, filed, January 28, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner affecting premises Nos. 507-513 Kent avenue and Nos. 17-19 Rush street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 28, 1925 (Order No. 87449-LD), reads:

"1. Arrange the fire escape on the rear of the three story section of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. SEE NOTE.

"Among the defects noted on this fire escape are the following:

"Windows on course not fireproof nor self-closing.

"No stairway from top balcony to roof. No stairway from lowest balcony to ground. No safe passageway to the street from the termination.

"2. Arrange the fire escape on the northwest corner of the 5 story section of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law. SEE NOTE.

"Among the defects noted on this fire escape are the following:

"Windows opening on course on 5th story not fireproof nor self-closing. No stairway from lowest balcony to ground. No safe passageway to the street from the lowest termination. Windows on course not self-closing."

and

WHEREAS, the premises consist of a group of non-fireproof buildings: the building on Rush street being five stories and basement in height, 56 ft. by 125 ft. (irregular) in area; the buildings on Kent avenue being one and three stories in height, 100 ft. by 100 ft. in area; (the 3-story section being 25 ft. by 75 ft. in area on the 1st and 2nd story and 25 ft. by 50 ft. in area at 3rd story); there being, also, a basement extension (boiler room) to the Rush street building, 31 ft. by 80 ft. (irregular) in area; the building on the Rush street front and on the Kent avenue front being interconnected on the 1st story by openings protected by fire doors; OCCUPIED by one concern for the manufacture of brushes; Kent avenue building: 1st story, 16 persons; 2nd story, 2 persons; 3rd story, 8 persons; Rush street building: basement, 2 persons; 1st story, 12 persons; 2nd story, 8 persons; 3rd story, 19 persons; 4th story, 23 persons; 5th story, storage, no occupancy. The Rush street building EQUIPPED with a sprinkler system; EXITS: Rush street building: an interior fireproof stairway, extending from the 1st to top story; enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the northwest corner of building, having fireproof openings (excepting on the 5th story) along the course thereof, extending from the main roof to the roof of the basement extension (boiler room). Kent avenue building: an interior wooden stairway extending from the 1st to top story, enclosed in wood partitions with wood doors at openings; a substandard fire escape on the easterly rear extending from the 2nd story extension roof of the 3-story section to the roof of the one-story extension; and

WHEREAS, petitioner, as to item 1, proposes to provide a 60-degree fire escape, having fireproof windows along the course thereof, on the front of the 3-story section of the buildings on Kent avenue, extending from the 3rd story to the 2nd story balcony, with counter-balanced stair to street; as to item 2, proposes to extend (to the south) the 2nd story balcony of the existing fire escape and to provide a ladder leading to the roof of the one-story section of the buildings facing on Kent avenue; EGRESS from this roof by means of the proposed fire escape on the front of the 3-story section of buildings on Kent avenue.

Resolved, that the board of standards and appeals does

hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted as to Order No. 87449-LD, item 1, on condition that a fire escape as shown on plans filed shall be erected on the Kent avenue front extended to the roof of the two-story building adjoining to the east, with counter-balanced stairs; and granted as to item 2, on condition that the existing balcony at the 2nd story level shall be extended to the roof of the building to the south with iron stairs from the balcony to the roof level of the said building, with egress across the roof of the one-story building connecting with the balcony fire escape on the Kent avenue front; and granted only so long as conditions as to use and occupancy remain unchanged.

279-26-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Empire Steel Partition Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—Southeast corner of 3rd avenue and 11th street, College Point, Borough of Queens.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon .....

Negative .....

Absent .....

5

0

0

## THE RESOLUTION:

(279-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Empire Steel Partition Co., owner, filed, April 3, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises southeast corner of Third avenue and 11th street, College Point, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 30, 1926 (Order No. 77606-LD), reads:

"1. Provide an additional means of exit from the cellar, said exit to be located at the east end of the building in accordance with the provisions of Rule 3 and 4, Board of Standards and Appeals, adopted July 29, 1924.

"2. Enclose the interior stairway at east and in partitions of fire-resisting material from floor of 1st story to the underside of the second story, including any exposed soffits, landings and passageways, openings shall be provided with approved self-closing fire doors as per rule 4, Board of Standards and Appeals, adopted July 29, 1924.

"3. Enclose the interior stairway on the north side in partitions of fire resisting material from floor of cellar to the underside of the second story, including any exposed soffits, landings and passageways; openings shall be provided with approved self-closing fire doors as per rule 2 and 4, Board of Standards and Appeals, adopted July 29, 1924."

and

WHEREAS, the building is of frame construction, 2 stories and basement in height, 38 ft. by 90 ft. in area; OCCUPIED for the manufacture of steel partitions: basement, rolling department, 4 persons; 1st story, assembling, 15 persons; 2nd story, office and painting, 15 persons; EXITS: two interior wooden stairways, the westerly stairway extending from the basement and the easterly stairway extending from 1st story, both to 2nd story; enclosed in wooden partitions with a wooden door at 1st story opening of easterly stairway, otherwise stairways open; no adjoining building; and



# MINUTES

WHEREAS, the petitioner contends, as to item 1 of the order: that there are now two means of egress from the basement, by an interior stairway leading to 1st story and also an exit door leading to the street; as to items 2 and 3 of the order, the petitioner claims that prior permits permitted about 50 gallons of benzine to be stored in the basement, which is evidently responsible for the issuance of such orders; furthermore, the petitioner contends that the easterly stairway is now enclosed in wood partitions at 1st story and not more than 7 gallons of benzine are stored on the premises at any time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* as to Order No. 77606-LD, item 1, *on condition* that the southerly window on the first story front shall be cut down and equipped with a door; and *denied* as to items 2 and 3.

871-26-S.

PETITIONER—Samuel Rosenblum, for Dorf Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—55 West 45th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(871-26-S)

WHEREAS, Samuel Rosenblum, for Dorf Realty Co., owner, filed, October 26, 1926, a petition for a variation of the labor law, as cited in order of the fire commissioner, affecting premises 55 West 45th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 28, 1926, reads:

"Order No. 76188-LD:

"1. Arrange the fire escape on the north side of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law.

"Among the defects noted on this fire escape are the following:

"No stairway from lowest balcony to ground.

"No safe egress to street from the termination.

"No 45 degree stairways connecting balconies.

"No openings to balconies 2 ft. by 6 ft. provided.

"Order issued for the reason that conditions have changed since modification of Section 271 and 274.

\* \* \* \*

"Adjoining buildings have been altered and reconstructed, thereby cutting off means of egress to street from termination.";

and

WHEREAS, the building is non-fireproof, 7 stories in height, 18 ft. 9 in. by 97 ft. 5 in. in area at 1st story and 18 ft. 9 in. by 90 ft. in area; OCCUPIED: 1st floor, furrier store, 6 persons; 2nd floor, furriers, 25 persons; 3rd floor, manufacturing of dresses, 5 persons; 4th floor, tailoring, 11 persons; 5th floor, embroideries, 12 persons; 6th floor, manufacture of feather trimmings for hats, 18 persons; 7th floor, manufacturing of novelty dolls, 11 persons. (82 persons above the 1st story); EQUIPPED with a fire alarm signal system; EXITS: an interior wooden

stairway, extending from the 1st story to roof; enclosed in fire retarded partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 1st story balcony, with EGRESS from the termination of the fire escape by means of a proposed iron stairs leading to the extension roof of the building to the west, where additional exit may be had to a fire escape on rear of No. 56 West 46th street; ROOFS of adjoining buildings: to east, 4 stories higher; to west, 2 stories higher; and

WHEREAS, petitioner contends that since the board modified similar orders under Cal. No. 1279-17-S, the then accepted means of egress to the east from the termination of the fire escape has been cut off by the erection of a new building and requests the acceptance of the proposed means of egress from the termination of the fire escape; petitioner contends, further, that the occupancy of the premises varies from that at the time of the prior consideration of this case and requests that number of persons per story be limited to the capacity of the interior stairway alone.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* so far as the egress from the termination of the fire escape is concerned, *on condition* that the fire escape to the rear of the building shall be provided throughout with connecting stairs not more than 60 degrees, and that a balcony shall be provided at the easterly end of the 2nd story and a balcony at the westerly side of the 1st story connected with a 45-degree stairway and to the roof of the adjoining hotel premises to the west, with egress therefrom off the roof through windows of the hotel and to the 45-degree stairway of the premises No. 56 West 46th street; and *on further condition* that all openings on fire escape shall be fireproof, self-closing.

782-26-S.

PETITIONER—Raffaele Caruso, owner.

SUBJECT—Variation of the labor law as cited in decision of health commissioner.

PREMISES AFFECTED—87 Roebling street, Brooklyn.

APPEARANCES—

For Petitioner: Frank Cucurullo.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(782-26-S)

WHEREAS, Raffaele Caruso, for Raffaele Caruso and Marianna Caruso, owners, filed, September 21, 1926, a petition for variation from the requirements of the labor law, as cited in a notice of the health department, affecting premises No. 87 Roebling street, Borough of Brooklyn; and

WHEREAS, the notice of the health department, dated July 13 1926, reads:

"At a meeting of the Board of Health of the Department of Health of the City of New York held July 13th, 1926, your application for a Sanitary Certificate for a Cellar Bakery at 87 Roebling Street, in the Borough of Brooklyn, was denied.";

and

WHEREAS, the building is non-fireproof, 4 stories in height, 25 ft. by 40 ft. in area; OCCUPIED: 1st story, bakery store; 2nd, 3rd and 4th stories, one family on each story; and

WHEREAS, the petitioner has filed plans showing a bakery in the cellar: 10 ft. in height from floor to ceiling; the ceiling 1 ft. 2 in. above curb level: a bake oven under the sidewalk at front; a window (2 ft. 8 in. by 5 ft. 8 in.) opening to rear area, the floor of which is level with the bakery floor, and provided with iron grating at the top; a



# MINUTES

pivot sash window 1 ft. by 4 ft. 2 in. over the bake oven opening to the street; also a window opening to a small front area, with a perforated iron cover at the top; and

WHEREAS, the petitioner contends that a sanitary certificate has been issued during the past 8 years; that the bakery in cellar is in a good sanitary condition and would have been permitted if the owner had made timely application; that the present owner purchased the building because of the presence of the bakery and expended a great deal of money.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a double-hung window not less than 2 ft. 8 in. by 5 ft. 8 in. shall be provided in the rear of the cellar opening to the area at rear of the building, and a window shall be provided at the front of the building not less than 1 ft. by 4 ft. 2 in., with divided sash.

808-26-S.

PETITIONER—John J. Gilmartin, for B. Peter Cerussi, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—655 East Fordham road, The Bronx.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(808-26-S)

WHEREAS, John J. Gilmartin, for B. Peter Cerussi, owner, filed, October 1, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 655 East Fordham road, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 30, 1925 (Order No. 89063-LD), reads:

"Item 2. Provide approved self-closing fire doors at least 44" in width at openings leading to stairway enclosure at center of building and at north side opening outwardly so as not to obstruct the stairway as per section 270 of the Labor Law and Rule 502 of the Industrial Code."

and

WHEREAS, the building is fireproof, 5 stories in height, 51 ft. by 135 ft. 9 in. in area; OCCUPIED for manufacturing and storage (storage being metal frames and lamp stands), 50 persons per story; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof, self-closing doors at openings; there being two doors, 36 in. wide and 42 in. wide, respectively, leading to the stairway enclosure at the center of the building and a door 36 in. wide leading to the stairway enclosure at north side of the building; and

WHEREAS, petitioner, in view of the three doors leading to the stair enclosure, requests the acceptance of the existing conditions as to the required width of doors.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the width of the doorways to the stairs, *on condition* that the stairhall otherwise shall comply with the requirements of the labor law, and that any opening to stairhall in the center and at north end shall be not less than 3 ft. in width; and that an additional doorway to the

stairs at the center shall be provided on the 4th and 5th stories not less than 42 in. in width; and the building shall be maintained in accordance with the certificate of occupancy now in force.

829-26-S.

PETITIONER—Jack Feurer, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—3652-3656 Park avenue, The Bronx.

APPEARANCES—

For Petitioner: Martin E. Naumann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

THE RESOLUTION:

(829-26-S)

WHEREAS, Jack Feurer, owner, filed, October 11, 1926, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 3652-3656 Park avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated September 21, 1926 (Order No. 1090-LD), reads:

"1. Rearrange the fire escape on the south side of building to conform to Section 273 of the Labor Law and Rule 3, Board of Standards and Appeals, adopted July 29, 1924.

"Among the defects noted are the following:

- "1. Balcony not 4' wide.
- "2. No gooseneck ladder to roof.
- "3. Windows on course not fireproof, self-closing.
- "4. No stairway to ground.
- "5. No door leading to balcony."

and

WHEREAS, the building is non-fireproof, 2 stories in height, 46 ft. by 45 ft. in area at 1st story and 30 ft. by 45 ft. in area above; OCCUPIED for the manufacture of embroidery: 1st story, 8 persons; 2nd story, 6 persons; EXITS: an open interior wooden stairway, extending from the 1st story to 2nd story; a fire escape balcony on the south side of the building at 2nd story, having non-fireproof openings to the 2nd story balcony, with a gooseneck ladder leading to the roof; no adjoining buildings; and

WHEREAS, the petitioner proposes to construct an iron stairway 22 in. in width from the 2nd story fire escape balcony to the ground; furthermore, the petitioner contends that in addition to the two exit windows leading to the 2nd story fire escape balcony there are five exit windows on the north side of 2nd story leading to the roof of the 1st story extension.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a balcony fire escape shall be provided on the second story in the southerly gabled walls, embracing not less than 2 windows with a fixed 45-degree stairway not less than 22 in. wide from the balcony to the street level at the front of the building, with a gooseneck ladder from the balcony to the roof; and *granted* only so long as the present occupancy and use remain unchanged.

832-26-S.

PETITIONER—George Provot, for Bullock Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.



# MINUTES

PREMISES AFFECTED—356-358 West 40th street, Manhattan.

## APPEARANCES—

For Petitioner: George Provot.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(832-26-S)

WHEREAS, George Provot, for Bullock Holding Corp., owner, filed, October 1, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 356-358 West 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 23, 1926 (Order No. 1154-LD), reads:

"1. Remove the substandard fire escape on the rear of the building or construct same as per 274 of the Labor Law and rule 3, Board of Standards and Appeals, adopted May 9th, 1924.

"Among the defects noted are the following:

"1. Windows on course not fireproof, self-closing.

"2. No stairs to roof.

"3. No drop ladder in guides from lowest balcony to ground.

"2. Provide an outside iron balcony fire escape on the front of the building with balconies 4' in width connected by stairways not less than 22" wide placed at an incline of not more than 45° extending from the ground to the highest story, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.

"3. Enclose the interior stairway serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, 6 stories in height, 38 ft. 2½ in. by 50 ft. in area; OCCUPIED: cellar, boiler room and storage of metal, 1 person; 1st story, office and showrooms; 2nd, 3rd, 5th and 6th stories, metal manufacture; 4th story, printing; 10 persons on each story; EXITS: an interior wooden stairway, extending from the 1st story to top story; enclosed in non-fireproof partitions at 1st and 2nd stories, in wood partitions at 3rd, 4th and 5th stories, and in 2 in. cement partitions at 6th story with wooden doors at openings; a double-rung iron ladder from top story to roof; substandard fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the top story to the 1st story, with no legal means of egress from the termination of the same; ROOFS of adjoining buildings: 35 ft. lower at east and west; 20 ft. lower at south; and

WHEREAS, the petitioner proposes, as to item 1 of fire department order, to reconstruct the rear fire escapes so as to meet all requirements of a standard fire escape except as to egress at foot, which will be provided through gate in fence to adjoining yard at south, thence through cellar of adjoining building at south to the street; as to item 3 of fire department order, the petitioner proposes to cover the hall side of stairhall partitions with wire lath and cement plaster, and provide fireproof doors at all openings; furthermore, the petitioner contends that due to the small area and occupancy of the building the exits will then be adequate.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor

law, and that the petition be and it hereby is *granted* as to Order No. 1154-LD, item 1, only so far as it affects the windows on the course of the fire escapes from the 1st story to roof, *on condition* that a gooseneck ladder shall be provided from the top balcony to the roof and a drop ladder in guides from the lowest balcony to the yard in the rear; and *denied* as to items 2 and 3.

786-26-S.

PETITIONER—Sugarman & Berger, for Furland Company, Inc., owner.

SUBJECT—Application for reopening, hearing; previously dismissed for lack of prosecution, re variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—144-154 West 30th street, Manhattan.

## APPEARANCES—

For Petitioner: Wm. J. Minogue.

ACTION OF BOARD—Petition restored to calendar and granted on condition.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(786-26-S)

WHEREAS, Sugarman & Berger, for Furland Co., Inc., owner, filed, September 23, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises Nos. 144-154 West 30th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated June 18, 1926 (N. B. 10-1926), reads:

"25. All windows must comply with Section 264-7 of Labor Law."

and

WHEREAS, the building is fireproof, 20 stories in height, 137 ft. 11 in. by 98 ft. 9 in. in area at 1st story; OCCUPIED: 1st story, stores, 120 persons; mezzanine story, offices, 60 persons; upper floors, manufacturing, 112 persons on each story; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; also a fire tower; and

WHEREAS, the petitioner proposes to install large plate glass windows on front of the building, the maximum size glass to be used at 1st story, 10 ft. 6 in. by 7 ft. 9 in.; at 2nd story, 8 ft. 6 in. by 6 ft. 6 in., and at 3rd story, 6 ft. 6 in. by 7 ft. in area; the petitioner contends that the windows under this petition are to be used as show windows, that all other windows will comply with the labor law; and

WHEREAS, this petition was dismissed November 30, 1926, for lack of prosecution and petitioner requested a reopening of the case.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition only so far as it affects the windows on the street front of the three lower stories be and it hereby is *granted on condition* that all openings shall be equipped with approved metal frames, glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

189-26-S.

PETITIONER—315 Seventh Avenue Corporation, owner.

SUBJECT—Application for reopening (modification of resolution) re variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—315 Seventh avenue, Manhattan.

## APPEARANCES—

For Petitioner: Samuel Kheel.



# MINUTES

ACTION OF BOARD—Petition reopened and resolution modified.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(189-26-S)

WHEREAS, William I. Hohausser, Inc., for 315 Seventh Avenue Corporation, owner, filed, March 5, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 315 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 18, 1926 (N. B. Application No. 776-1926), reads:

"9. All windows must comply with Section 264 of the Labor Law and Rule 503 of the Industrial Code."; and

WHEREAS, the proposed building is fireproof, 21 stories in height, 78 ft. 1½ in. by 56 ft. 11½ in. in area; OCCUPIED as a tenant factory, about 30 persons on each story; and

WHEREAS, the petitioner proposes to install plate glass windows in fireproof frames on both street fronts, the maximum size glass at 2nd, 3rd and 4th stories to be 5 ft. by 6 ft., at 1st story to be 9 ft. 6 in. by 10 ft. in area; and

WHEREAS, the petitioner contends that the windows on the first four floors will be show windows; that the rental value of these floors would be affected if compelled to cut up the windows into small lights; and

WHEREAS, this petition was granted by the board at its meeting, June 8, 1926, on certain conditions and petitioner requested a modification of these conditions as to windows below the belt course.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the street front below the 4th story belt course, on condition that the openings shall be equipped with approved metal frames and sashes, glazed with ¼ in. polished plate glass, and that the labor law requirements be complied with in all other respects.

674-26-S.

PETITIONER—Shampan & Shampan, for Realty Construction Corp., owner.

SUBJECT—Application for reopening, (modification of resolution) re variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—150-154 West 28th street, Manhattan.

## APPEARANCES—

For Petitioner: Frederick J. Faulhaber.

ACTION OF BOARD—Petition reopened and resolution modified.

CONDITIONS—As specified in resolution.

## THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

## THE RESOLUTION:

(674-26-S)

WHEREAS, Shampan & Shampan, for Realty Construction Corp., owner, filed, July 31, 1926, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 150-154 West 28th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1926 (N. B. Applic. No. 227-1926), reads:

"10. All windows should comply with Section 264 of Labor Law and Rule 503 of Industrial Code."; and

WHEREAS, the building is fireproof, 18 stories in height, 76 ft. by 98 ft. in area at 1st story and 76 ft. by 88 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, 56 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the 1st, 2nd and 3rd stories in the street walls of the building, glazed with ¼ in. thick plate glass; the maximum area of the glass on the 1st story being 5 ft. 4 in. by 6 ft., and on the 2nd and 3rd stories being 7 ft. by 6 ft. 8 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories and contends, further, that all windows above the 3rd story will comply with the labor law excepting as to the omission of self-closing devices on the street front windows below the 13th story of the building; and

WHEREAS, this petition was dismissed for lack of prosecution, reopened and granted by the board November 9, 1926, under certain conditions; and

WHEREAS, the petitioner has made a written request for a reopening and modification of the resolution, so as to permit the show windows to be constructed similar to those permitted under the resolution adopted by the board October 5, 1926, in acting on Cal. No. 563-26-S, affecting the adjoining building, having the same architectural design and under the same ownership as the premises in question.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition only so far as it affects the windows on the street front of the three lower stories be and it hereby is granted on condition that all openings shall be equipped with approved metal frames, glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL.

890-26-SA.

PETITIONER—United States Gypsum Company.

SUBJECT—Pyrolithic Floor and Ceiling Construction, approval of.

## APPEARANCES—

For Petitioner: R. P. Miller.

ACTION OF BOARD—Laid over to January 18, 1927, at 2 p. m., on request of petitioner.

340-25-SA.

PETITIONER—Walter Pfaendler, for McCann-Harrison Corporation.

SUBJECT—Approval of McCann-Harrison Low Pressure Oil Burner.

## APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin .....	5
Negative .....	0
Absent .....	0

379-24-SA.

PETITIONER—Economy Heater Co., owner.

SUBJECT—Approval of Economy Sure Heat Automatic Oil Burner.

## APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.



# MINUTES

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and  
Deputy Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## CASES DISMISSED.

### *Variations of the Labor Law.*

The chairman called attention to the following cases, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(341-26-S)

Filed April 19, 1926—Premises 181 Troutman street, Brooklyn. Order of the fire commissioner, labor law. Petitioner Charles P. Cannella. Dismissed for lack of prosecution.

(402-26-S)

Filed May 8, 1926—Premises 45-47 West 57th street, Manhattan. Order of the fire commissioner, labor law. Petitioner Samuel Lessin. Dismissed for lack of prosecution.

(558-26-S)

Filed June 18, 1926—Premises 2048 LaFontaine avenue, The Bronx. Decision of superintendent of buildings, labor law. Petitioner Charles S. Clark. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Deputy  
Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

WHEREAS, the foregoing petitioners have filed with the board of standards and appeals petitions for variation of the labor law, affecting the premises in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

*Resolved*, that the foregoing petitions be and they hereby are dismissed for lack of prosecution.

### *Appliances Submitted for Approval.*

The chairman called attention to the following cases, where notices of intention to petition for approval were offered for filing; but where, despite notices from this office, papers have not been completed:

(357-22-SA)

Filed March 9, 1922—Approval of Quinn Acme Crude Oil Burner. Petitioner John C. Quinn. Dismissed for lack of prosecution.

(392-22-SA)

Filed March 16, 1922—Approval of Surface Combustion Low Pressure Type Combination Gas and Oil Burner. Petitioner The Surface Combustion Co. Dismissed for lack of prosecution.

(1104-22-SA)

Filed September 9, 1922—Approval of Dean Fuel Oil Pump. Petitioner Dean Brothers. Dismissed for lack of prosecution.

(960-23-SA)

Filed July 31, 1923—Approval of Crescent Combustion Fuel Oil Burner. Petitioner Crescent Fuel Co., Inc. Dismissed for lack of prosecution.

(1415-23-SA)

Filed December 3, 1923—Approval of Enco Mechanical Atomizer Fuel Oil Burner. Petitioner The Engineer Co. Dismissed for lack of prosecution.

(365-24-SA)

Filed March 10, 1924—Approval of Koaless Oil Burner. Petitioner Duplex Manufacturing Co. Dismissed for lack of prosecution.

(536-24-SA)

Filed April 15, 1924—Approval of Climax Oil Burner. Petitioner The Heating and Combustion Service Co. Dismissed for lack of prosecution.

(702-24-SA)

Filed May 19, 1924—Approval of Simplex Mechanical Oil Burner. Petitioner Simplex Fuel Oil Engineering Co., Inc. Dismissed for lack of prosecution.

(826-24-SA)

Filed June 19, 1924—Approval of the Heymsfield Low Pressure Burner. Petitioner Herbert R. Heymsfield. Dismissed for lack of prosecution.

(1337-24-SA)

Filed November 12, 1924—Approval of Sure Heat Gravity Oil Burner. Petitioner Sure Heat Gravity Oil Burner Co. Dismissed for lack of prosecution.

(1372-24-SA)

Filed November 20, 1924—Approval of Adga High Pressure Burner. Petitioner Adga Engineering Corp. Dismissed for lack of prosecution.

(729-25-SA)

Filed July 10, 1925—Approval of Hauck Venturi Low Pressure Oil Burner. Petitioner Hauck Manufacturing Co. Dismissed for lack of prosecution.

(1345-25-SA)

Filed December 29, 1925—Approval of Safe Fire Oil Burner. Petitioner Safe Fire Heating Co. Dismissed for lack of prosecution.

(249-26-SA)

Filed March 23, 1926—Approval of Peerless Rotary Oil Burner. Petitioner Keystone Oil Burner Co. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners  
Connell, Holland and Guilfoyle and Deputy  
Chief Martin ..... 5  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION:

WHEREAS, the foregoing petitioners have filed with the board of standards and appeals petitions for approval of the appliances in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

*Resolved*, that the foregoing petitions be and they hereby are dismissed for lack of prosecution.

Adjourned 5.20 p. m.

WILLIAM J. O'GORMAN, Secretary.



# RULES

## FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Appliances Submitted for Approval.*

- 53-21-SA—Angle Hose Valve, approval of.  
 1372-21-SA—Ford Fire Line Reducing Valve, approval of.  
 447-22-SA—Howard Water Pressure Reducing Devices, approval of.  
 610-22-SA—Crocker Gas Valve, approval of.  
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
 1173-22-SA—Anti-Syphon Valve, approval of.  
 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.  
 1249-22-SA—Coen Oil Burner, approval of.  
 1274-22-SA—Rodriguez Oil Burner, approval of.  
 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.  
 1526-22-SA—Delaney Fuel Oil Burner, approval of.  
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
 124-23-SA—Master Gas Shut-Off Valve, approval of.  
 125-23-SA—Packless Gas Shut-Off Valve, approval of.  
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.  
 297-23-SA—"Automatic" Deluge Valve, approval of.  
 345-23-SA—Cornell Falat Oil Burner, approval of.  
 397-23-SA—Cornell No. 1 Type "A" Oil Burner, approval of.  
 443-23-SA—Automatic Gas Shut-Off, approval of.  
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 888-23-SA—Lewis Oil Burner, approval of.  
 898-23-SA—Enco Type 700 Steam Atomizing Burner, approval of.  
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
 959-23-SA—Hydro Carbon Oil Burner, approval of.  
 1046-23-SA—Frankfort Type "P" Low Pressure Oil Burner, approval of.  
 1050-23-SA—Marsh Fuel Oil Burner and Pump, approval of.  
 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.  
 1176-23-SA—Ziegler Oil Burner, approval of.  
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1339-23-SA—National Light Service Oil Pump, approval of.  
 1346-23-SA—Heatiator Oil Burner, approval of.  
 1358-23-SA—Worthington Oil Burner, approval of.  
 1364-23-SA—Staples & Pfeiffer Oil Burner, approval of.  
 1429-23-SA—Kerrihard Oil Burner, approval of.  
 1538-23-SA—Lillibridge Oil Vapor Burner, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 254-24-SA—Sherman Oil Burner, approval of.  
 269-24-SA—Universe Oil Burner, approval of.  
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.  
 501-24-SA—Hagan Swivel Type Burner for Fuel Oil, approval of.  
 634-24-SA—Marvel Oil Burner, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 803-24-SA—Holmes-Williams Domestic Oil Burner, approval of.  
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.  
 1016-24-SA—Milnes Oil Burner, approval of.  
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.  
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.  
 1146-24-SA—Salvo Fire Extinguisher, approval of.  
 1192-24-SA—Kemp Oil Burner, approval of.  
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.  
 1395-24-SA—Deming Power Rotary Force Pump, approval of.  
 1500-24-SA—Smolensky Check Valve, approval of.  
 26-25-SA—Keenan Brilliant Burner, approval of.  
 228-25-SA—Silent Glow Oil Burner, approval of.  
 535-25-SA—Universe Automatic Oil Burner, approval of.  
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.  
 683-25-SA—Billow Fuel Oil Burner, approval of.  
 836-25-SA—National Rotary Oil Burner, approval of.  
 865-25-SA—Kennan High Pressure Brilliant Gas Oil Burner, approval of.  
 938-25-SA—Morse Conical Type Steam Atomizing Burner, approval of.  
 939-25-SA—Morse Fan Tail Type Steam Atomizing Burner, approval of.  
 951-25-SA—Sword Automatic Oil Burner, approval of.  
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.  
 1106-25-SA—Modern Oil Burner, approval of.  
 1151-25-SA—Florence Garage Heater, approval of.  
 1211-25-SA—Homer Domestic Fuel Oil Burner, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 55-26-SA—Ferreira Oil Burner, approval of.  
 91-26-SA—Signal Standpipe Alarm Panel, approval of.  
 111-26-SA—Gem Fuel Oil Burner, approval of.  
 113-26-SA—Orr Fuel Oil Burner, approval of.  
 123-26-SA—Aqua Non-Pressure Hydraulic Gasoline Dispensing System, approval of.  
 166-26-SA—Johnson Low Pressure Air Pump Sets and Burners, approval of.  
 167-26-SA—Johnson Automatic Oil Burner, approval of.  
 187-26-SA—Sundh Closed Circuit Tank Alarm System, approval of.  
 246-26-SA—Walker Oil Burner, approval of.  
 298-26-SA—Aladdin Oil Burner, approval of.  
 340-26-SA—Shaw Oil Burner, approval of.  
 353-26-SA—Signal Weatherproof Bells, approval of.  
 364-26-SA—Kork-n-Seal; approval of.  
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.  
 407-26-SA—Chalmers Oil Burner, approval of.  
 418-26-SA—Film Inspection Machine (approved type), approval of.  
 484-26-SA—Protectoseal Cover, approval of.  
 504-26-SA—Rayfield Oil Burner, approval of.  
 534-26-SA—Soconv Industrial Type "A" Burner, approval of.  
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.  
 560-26-SA—Franklin Domestic Oil Burner, approval of.



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# RESERVE CALENDAR

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597-26-SA—Baldwin Aerifactor Oil Burner, approval of.  
658-26-SA—Monroe Pump, approval of.  
715-26-SA—Foster Oil Burner, approval of.  
751-26-SA—Jones Oil Burner, approval of.  
755-26-SA—Sundstrand Automatic Oil Burner, approval of.  
764-26-SA—Berggren Oil Burner, approval of.  
765-26-SA—Marr Oil Heat Machine, approval of.  
773-26-SA—Nu-Way Burner Equipment, approval of.  
781-26-SA—Solenoid Type Single Stroke Bells, approval of.  
792-26-SA—North American Low Pressure Oil Burner, approval of.

799-26-SA—Faraday Break Glass Door Locking for Fire Alarm Boxes, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

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## RULES

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### COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS.

*Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ.*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

*Resolved*, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

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## CONCRETE RULES

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### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

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## FORMS FOR NOTICES TO PROPERTY OWNERS

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If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1925.....	743	Withdrawn .....	135
Cases filed up to and included December 22, 1926..	1037	Dismissed .....	85
Restored to calendar.....	86	Denied .....	283
		Granted .....	3
		Granted on condition.....	799
		Appliances approved .....	36
		Appliances dismissed, disapproved or withdrawn..	54
		Rules approved .....	2
		Rules disapproved or rescinded .....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	239	Requests to reopen granted .....	213
Requests to amend.....	44	Requests to reopen denied .....	21
Requests for modification.....	40	Requests to amend granted.....	42
Requests to rescind .....	5	Requests to amend denied .....	2
Requests for extension of time .....	18	Requests for modification granted .....	36
Requests for extension of permit.....	33	Requests for modification denied .....	4
Requests for mechanical installations .....	1	Requests to rescind granted .....	5
Requests for approval of plans.....	16	Requests to rescind denied .....	0
Administrative requests .....	1	Requests for extension of time granted .....	18
Requests for interpretation .....	0	Requests for extension of time denied .....	0
		Requests for extension of permit granted.....	32
		Requests for extension of permit denied .....	1
		Requests to install granted .....	1
		Requests to install denied .....	0
		Plans approved.....	16
		Plans disapproved .....	0
		Administrative requests granted .....	0
		Administrative requests denied or withdrawn.....	1
		Interpretations .....	0
		Requests withdrawn or dismissed .....	5
Total .....	2263	Total .....	1794
Disposed of.....	1794		
Cases pending December 22, 1926.....	469		

## WARNING.

Notice is hereby given to all petitioners, appellants and applicants for relief at the hands of the Board of Standards and Appeals, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the

hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

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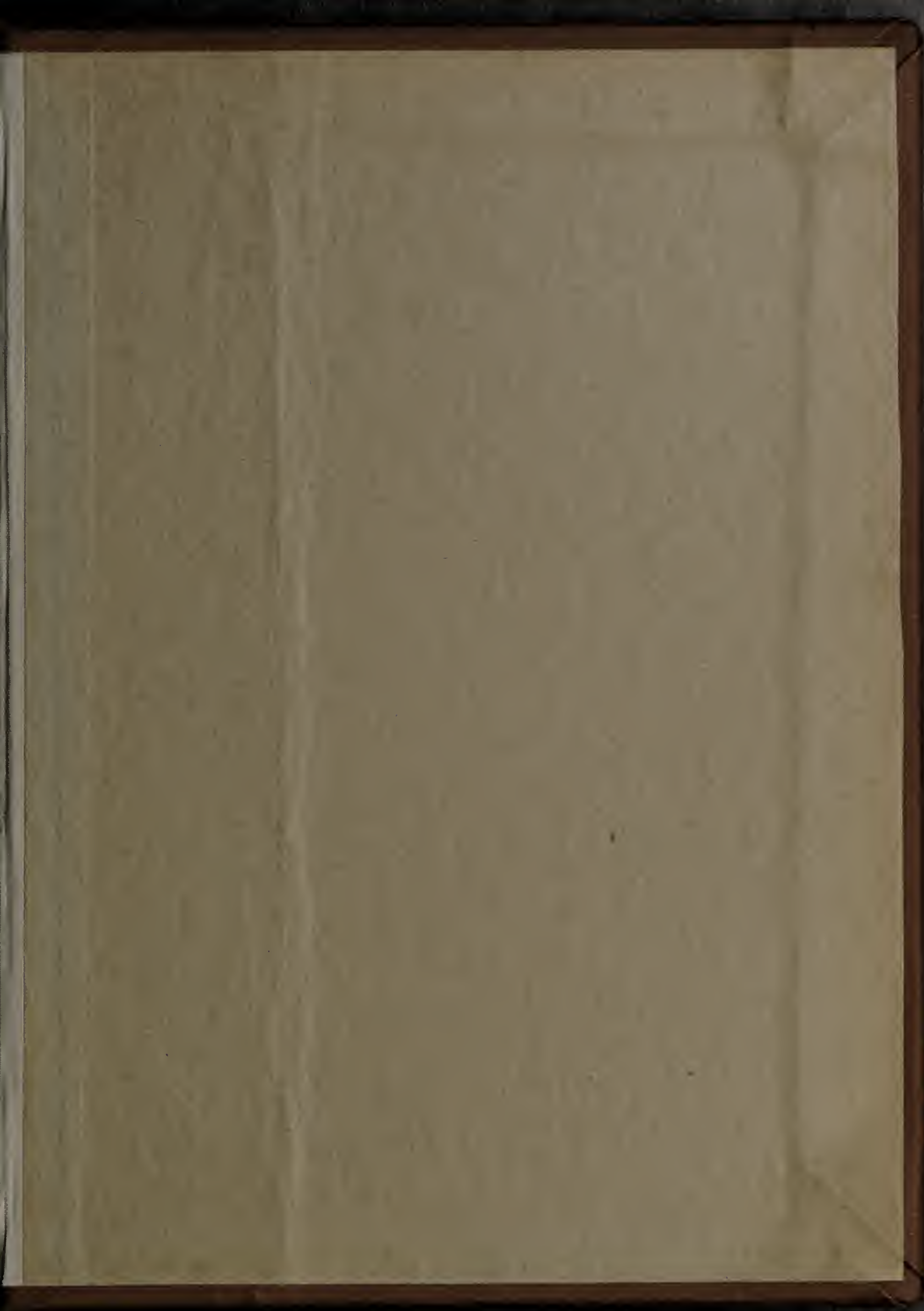














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